



GRASSROOTS
REALTY GROUP

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11, 821 3 Avenue SW
Calgary, Alberta

MLS # A2262312



\$259,900

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	937 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 745
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Recently updated, move-in ready, 2 bedroom end unit condo in a vibrant community just steps away from the Bow river pathway system, Eau Claire Market and Prince's Island Park plus a short walk to downtown offices. Take the elevator directly to your door and step into a spacious, bright open plan. The covered deck is private and has good views of the tree lined street(vs the back alley). Put your feet up and relax in front of the wood burning fireplace in the living room, with a great bar for entertaining and extra storage. The dining room has lots of room for hosting with a trendy light fixture and patio sliders to the balcony. The kitchen has been updated with lots of counter space and numerous white cabinets. The primary bedroom is large with a his/her closets and the second bedroom could also double as a home office. In-suite laundry, heated underground parking and additional storage locker makes this condo a WINNER in every respect. The building has a +16 age restriction, so it's nice and quiet and well managed. Simply a wonderful, beautifully updated condo in an unbelievable location, allowing you to stroll along the river, sip coffees at the amazing nearby cafes. GREAT VALUE AND IMMEDIATE POSSESSION!!