



15, 821 3 Avenue SW
Calgary, Alberta

MLS # A2267372



\$229,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 916
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Call Seller Directly

Click brochure link for more details. Excellent value for a 2 bedroom condo in the area with over 900 sq ft, Move-in Ready and End Unit. Spacious and bright 2 bedroom condo located in the prestigious downtown area of West Eau Claire facing towards Prince's Island Park and the Bow River. Walk to work downtown, 3 blocks to the C-train free-fare zone (both red/green lines), 1 block to the +15 indoor walkway. The road in front of the building is a one way/shared bike path, which is more convenient for local traffic, making this downtown location quiet and peaceful. 5 appliances including: in suite washer/dryer, dishwasher, stove/oven, fridge. Balcony off the dining room with lots of space for a barbecue. Wood burning Fireplace in a very spacious living-room with huge windows. Built-in computer workstation/entertainment center in living room. Large windows in all rooms including the kitchen to maximize natural lighting. Closet organizers in all bedrooms and hallways (California Closets). Plenty of storage space in the unit, professionally managed building with 24 hour security. This 2nd floor unit in west Eau Claire provides fantastic access to the Bow River, Calgary pathways (pedestrian & bike), summer/music festivals, the arts scene, the thriving downtown shopping (Banker's Hall, TD Square the Core, No frills) the new Calgary public library and the many restaurants (award winning Alforno cafe; and bakery, Buchanan's etc.) in the district. The Peace Bridge is merely 2 blocks away leading into the eclectic Kensington district. The condo is a few blocks from the major financial and business offices in the hub of Calgary downtown. One Reserved Indoor heated parking in the building is included. Extra reserved storage units and parking in the garage are also available.