



GRASSROOTS
REALTY GROUP

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15, 821 3 Avenue SW
Calgary, Alberta

MLS # A2267372



\$235,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	1978 (47 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:	\$ 745
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. Move-in Ready, End Unit. Spacious and bright 2 bedroom condo located in the prestigious downtown area of West Eau Claire facing Prince's Island Park across from the Bow River. Walk to work downtown, 3 blocks to C-train free-fare zone (both red/green lines), 1 block to the +15 indoor walkway. Street parking available near building. 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. 5 appliances including: in suite washer/dryer, dishwasher, stove/oven, fridge. Balcony off the dining room with room 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 (California Closets). Plenty of storage space in the unit, professionally managed building with security access card. 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) 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 and the major financial and business offices in the hub of Calgary. Transportation & Parking Choices: C-train free fare zone, e-bikes & e-scooters, car sharing, street parking, city parking lot across the street. 1 Reserved Indoor heated parking in building is included. 1 extra reserved storage unit in the garage is also available.

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