



GRASSROOTS
REALTY GROUP

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205, 777 3 Avenue SW
Calgary, Alberta

MLS # A2271456



\$343,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Other	Condo Fee:	\$ 608
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	2 Wall Mirrors (in Bedrooms) & 2 Wall Lamps		

The Best of Both Worlds! Inner Core Urban Lifestyle on QUIET Tree-Lined Street STEPS from BOTH the Hustle of the Downtown Core AND Scenic Bow River Pathways. Inviting Open Design with 9Ft Ceilings & VINYL PLANK Flooring - Bright Kitchen with QUARTZ Counters, NEW Stainless Steel Appliances, Breakfast Bar, Dining Nook, & Side Pantry, Generous GREAT Room with Gas Fireplace separating the TWO large Bedrooms, & an OVERSIZED 14' X 8'; Private Balcony with Treed Views, a Gas BBQ Hook-up, & an Enclosed Storage Room. There's a Generous Master Bedroom with WALK-IN Closet, Ensuite Bath with Rainhead Shower Stall, a Spacious 2nd Bedroom for guests, home office or a roommate, a 2nd full Bathroom, a Separate Laundry Room with NEWER Full-Size Washer & Dryer, TITLED UNDERGROUND PARKING & it's PET FRIENDLY too! Spend summer nights sipping wine on your AMAZING Terrace or explore Calgary's Downtown Lifestyle with Year-Round River Pathways, Fitness Facilities, Festivals, Spas, Martini Bars, Art Galleries, Coffee shops, Boutiques, & Restaurants - Yes - You can Have It All!