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## 205, 777 3 Avenue SW Calgary, Alberta

MLS # A2271456



\$343,000

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

**Heating:** Water: Baseboard, Hot Water, Natural Gas Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$608 Asphalt Shingle, Other **Basement:** LLD: None Exterior: Zoning: Stone, Stucco, Vinyl Siding, Wood Frame 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

OPEN HOUSE SATURDAY NOVEMBER 29TH FROM 1-3PM! 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 14'5" X 8'2" 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 &Idquo;Have It All"!