



**GRASSROOTS**  
REALTY GROUP

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109, 777 3 Avenue SW  
Calgary, Alberta

MLS # A2273602



**\$364,900**

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,002 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover easy downtown living in one of Eau Claire's most desirable locations. This thoughtfully designed apartment-style condo offers a perfect balance of space, comfort, and convenience right in the heart of Calgary. Featuring two generously sized bedrooms, two full bathrooms, and just over 1,000 square feet of bright, open living space, this home is ideal for both everyday living and entertaining. The open-concept layout creates a natural flow between the kitchen, dining, and living areas, making the space feel welcoming and functional. The kitchen provides ample room for cooking and hosting, while the living area extends seamlessly into a flexible dining or bonus space - perfect for enjoying your morning coffee, working from home, or winding down in the evening. In-suite laundry, additional storage, and TWO titled underground parking add comfort and peace of mind, making this home truly move-in ready. Step outside and enjoy everything Eau Claire has to offer. You're moments from Prince's Island Park, scenic Bow River pathways, and some of Calgary's most loved restaurants, caf  s, and boutiques. With the downtown business core, cultural attractions, and everyday amenities close by, this location supports both an active lifestyle and quiet moments of escape. The future Green Line LRT will further enhance connectivity and long-term value. Whether you're a first-time buyer, an investor, or someone looking to downsize without compromise, this condo delivers on lifestyle, location, and livability. Calm, well-appointed, and perfectly positioned - this is downtown living done right. Schedule your private showing and see why Eau Claire continues to be one of Calgary's most sought-after neighbourhoods.

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