



GRASSROOTS
REALTY GROUP

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514, 777 3 Avenue SW
Calgary, Alberta

MLS # A2278102



\$379,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,060 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 721
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Portable Air Conditioning Unit

Welcome to the Pavilions of Eau Claire! Here's the rare opportunity to own a PENTHOUSE unit with a SECOND FLOOR LOFT a mere 2 blocks away from the gorgeous pathways and serene views of the Bow river and pathways of Prince's Island park! Located on the edge of Calgary's famous Eau Claire neighbourhood, this area provides all the conveniences of downtown living but in a noticeably less busy and peaceful area, removed from the hustle of the downtown core. Tired of constantly looking at units that face directly into the sides of buildings? Unit 514 boasts an unobstructed BRIGHT AND SUNNY view to the SOUTH, looking out into downtown and over the Historic 118-year old McDougall Centre with its beautiful park space next to it. But don't just look at it, the HUGE 14x8 balcony lets you completely immerse yourself and lounge in your surroundings and Calgary's famous year-round sunlight (note the natural gas hookup for BBQ or Patio heater!). This unit features a wonderful layout that truly makes sense, offering a bedroom and bathroom on each side, with the living room and kitchen located centrally, ensuring privacy for occupants at all times. The living room boasts unbelievable 18.5-foot high vaulted ceilings, something only a true penthouse can offer, with a massive window above the sliding glass door that completely fills the living space with natural light. The large Primary bedroom benefits from its own walk-in closet with 3 piece ensuite and the 2nd bedroom is equally spacious to comfortably hold a queen size bed. The dedicated laundry room near the entrance and 4pc shared bathroom offers additional storage space, and a second storage room is located outside off of the balcony as well. The most unique feature? Take the stairs up to the second floor LOFT / BONUS ROOM! This incredible space is open

to the floor below and can be used as an office, recreation room, gym, or even spare 3rd bedroom (the two walls could easily be closed in for added privacy!) Parking is a breeze with a TITLED stall in the heated underground parking lot, and if you ever need to take a break, you can also shoot a game of pool in the games room located off the building's lobby on the main floor. Take a break from the high-rises and see how peaceful your life could be on the quiet side of downtown!