



710, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2286765



**\$429,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 933
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Storage		

**Inclusions:** N/A

NEW PAINT & BRAND NEW CARPET!! 2 BED 2 BATH!! TITLED PARKING!! 1160+ SQFT!! 2 BALCONIES!! DEN!! Welcome to this spacious condo in the heart of Eau Claire that truly feels like a home. The main living area features a bright living room with access to a private balcony, a dedicated dining area with its own balcony, and a functional kitchen perfect for everyday living and entertaining. The primary bedroom offers a 4pc ensuite and great closet space, while the second bedroom is ideal for guests or family. A separate DEN makes working from home easy, plus there's a 3pc main bath and in-suite laundry for added convenience. With TWO OUTDOOR SPACES, you get the best of indoor-outdoor living right in the city. Enjoy BRAND NEW CARPETS, fresh paint throughout, TITLED UNDERGROUND PARKING, and a STORAGE LOCKER. This well-managed building offers great amenities including a FITNESS CENTRE and a PARTY ROOM with kitchen. Located steps from Bow Valley Pathway, Prince's Island Park, Peace Bridge, tennis courts, river pathways, and all the best of Eau Claire's shops and cafes. SPACIOUS, MOVE-IN READY CONDO IN ONE OF DOWNTOWN CALGARY'S MOST DESIRABLE RIVERFRONT COMMUNITIES — DON'T MISS THIS ONE!!