



114, 777 3rd Avenue Avenue SW
Calgary, Alberta

MLS # A2303542



\$369,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,017 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 644
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: Telus Alarm System. Buyer to assume payments of \$40 per month.

Welcome to a contemporary, modern and newly renovated EXECUTIVE ORNATE condo located in the sought after and desirable Eau Claire neighborhood. This spacious ground-floor unit offers an exceptional blend of ultra modern convenience and urban lifestyle, right in the center of Calgary's energetic downtown. Inside you will find an open-concept living space filled with an abundance of south facing natural light, accompanied by high ceilings and large windows. The well-appointed kitchen features sleek white custom kitchen cabinetry, quartz countertops and custom backsplash, newer stainless-steel appliances, and a scintillating receptive island, excellent for casual dining and entertaining. This unit includes a spacious primary bedroom with ample closet space and a stylish bathroom featuring ultra modern fixtures. Additional highlights include newer plumbing, and upscale lighting. Smooth ceilings, crown molding, new custom high-end shutters and a newer air conditioning unit. Pipe drawer vanities with an updated fireplace surround with mantle, newer stacked LG washer and dryer, and updated closet interiors. Charming character trim work, in-suite laundry, ample storage, and secure underground titled parking with storage. This building offers amenities such as a party room, visitor parking and secured underground parking. Located only steps away from the Bow River pathways, Prince's Island Park, fine dining, shopping, and entertainment. This property is perfect for those who want to enjoy everything downtown Calgary has to offer. Whether you're a young professional, downsizer, EXECUTIVE or investor, this condo offers a prime location with a blend of convenience and luxury. It also provides an excellent balance between work and lifestyle. The property's central location has quick access to major roadways,

allowing seamless connectivity across the city. This is a beautifully, fully updated, and very stylish EXECUTIVE unit for the inner-city lifestyle!