



24, 821 3 Avenue SW
Calgary, Alberta

MLS # A2304845



\$214,900

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	774 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 777
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	DC (pre1P2007)
Foundation:	Combination, Pillar/Post/Pier, Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks, Storage, Wired for Data		

Inclusions: none

This beautifully updated 2-bedroom condo offers the perfect blend of style and a premier location. The spacious open-concept design is highlighted by a modern kitchen with stainless steel appliances and a living area featuring a rare wood-burning fireplace. Step through the living room to your large east-facing balcony, perfect for morning coffee. Convenience is built-in with a large in-suite washer/dryer and generous storage space. This unit includes a secured, heated underground parking stall in a quiet, well-managed complex. Tucked away on a low-traffic one-way street, you are just a short stroll from the Peace Bridge, Kensington, Eau Claire Park, and the C-Train free-fare zone. Experience the best of Calgary's pathway system and urban amenities right at your doorstep!