



31, 821 3 Avenue SW  
Calgary, Alberta

MLS # A2305048



**\$199,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)            |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                   |               |                   |
| <b>Size:</b>     | 737 sq.ft.                                    | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                                    |                   |                 |
|--------------------|------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas             | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                     | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 732          |
| <b>Basement:</b>   | -                                  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Wood Frame, Wood Siding            | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, No Smoking Home |                   |                 |

**Inclusions:** None

Imagine owning a downtown apartment for under \$200,000—now it’s possible. Welcome to this 2-bedroom corner unit in the highly sought-after Eau Claire community. Situated on the top floor, this bright corner suite offers a smart, efficient layout with no wasted space and generous storage throughout. Durable laminate flooring—easy to maintain and naturally hypoallergenic—extends seamlessly from the entryway through the entire home. The living room opens onto a sunny south-west-facing balcony, perfect for relaxing at the end of the day. The unit includes an assigned heated underground parking stall, with the option to rent additional storage. Enjoy an unbeatable location just steps from the Bow River pathways, Prince’s Island Park, Kensington, and downtown office towers. The complex is no longer age-restricted, and short-term rentals are permitted with board approval. Pet-friendly (with board approval): up to two small dogs (max 25 lbs each) or one medium dog (max 40 lbs). This is an exceptional entry point for investors or first-time buyers looking to enjoy downtown living. I’ll be glad to show you around!