

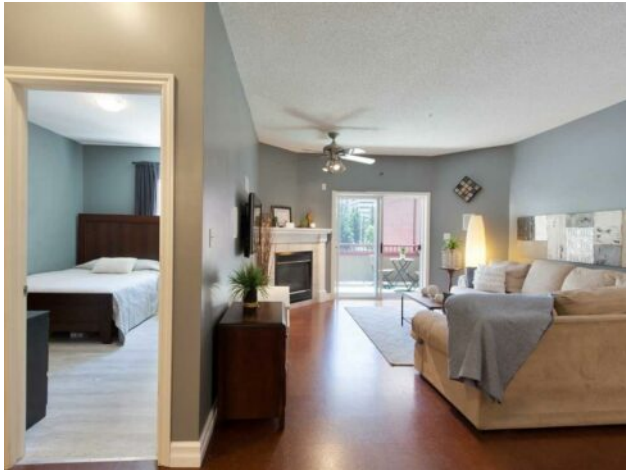


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

301, 777 3 Avenue SW
Calgary, Alberta

MLS # A2145506



\$400,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	868 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Cork, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, see addendum

Welcome to this well-kept 2 bedroom 2 bathroom condo in the heart of downtown. Located just a block and a half southeast of Eau Claire Park, The Pavilions of Eau Claire allows you to feel the pulse of the city while still maintaining peace and quiet. And being sold mostly furnished is perfect for anyone just starting out in their real estate ownership journey or someone looking for immediate rental income potential. The main living area is characterized by open concept space between the kitchen/dining room and living room. The living room features a gas fireplace and glass slider doors that provide access to the large exterior deck patio. The kitchen cabinets give ample space for cookware and small appliance storage. The primary bedroom has a walk-in closet and 3 piece en-suite with walk-in shower, while the 2nd bedroom shares access to the main 4 piece bathroom with tub/shower combo. Other features include: in-suite laundry with its own laundry room, a gas line for the BBQ and separate storage room on the balcony, 1 titled underground parking spot, and access to all the downtown amenities. Condo fees include heat, water, and sewer, exterior maintenance and insurance, and common area maintenance. Call your agent today and ask how you can schedule a private viewing of this wonderful condo.