



17, 711 3 Avenue SW
Calgary, Alberta

MLS # A2147795



\$289,900

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	713 sq.ft.	Age:	1977 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 738
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: The portable Air Conditioner can stay.

What an incredible location for this lofted 2 storey apartment. In the heart of Eau Claire within throwing distance to the river, pathways and all the cool restaurants and shops. Eau Claire Lofts is a smaller sized complex with unique floorplans and different styles throughout. This unit went through some serious upgrades over the last few years. The main floor is wide open, bright & shiny with gleaming concrete flooring throughout. The ceilings are soaring above the living room with massive windows and incredible natural light. There is a ton of kitchen cabinets and they are light gray colored with soft closing doors. Same for the lower cabinets and drawers you will be impressed with the amount of storage this kitchen offers. The centre kitchen island boasts quartz countertops and plenty of storage as well. Off the kitchen is a decent sized dining room with enough space for any dining room table set plus your cabinets. The large newer windows throughout will be a draw~ they were recently replaced throughout the building as were the sliding glass doors to the balconies. In the living room you will find a cozy wood burning fireplace with a gas log light and concrete mantle. A great room to relax in or entertain as well. The balcony is nice and private & overlooks your parking spot. The full sized washer/dryer is stacked into the laundry closet just off the kitchen. All the appliances are included. On the 2nd level (upstairs) is your large Primary bedroom~ easily holds your King sized bed plus your other bedroom furniture. The 4 piece bathroom has been renovated as well with new vanity, sink, lights and bathtub. Upstairs has mostly laminated flooring throughout with a little carpet on the stairs & hallway. The loft is eye catching! What a great place for your home office or could be used as a media room as well. Metal railings overlooking the living room with its 2 storey high windows! A great setting.

Assigned parking stall is #1. Secure door on east side with get you into this 2nd & 3rd floor multi level apartment. The roof was just replaced. The siding will be next. No set date on that yet.