



GRASSROOTS
REALTY GROUP

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301, 777 3 Avenue SW
Calgary, Alberta

MLS # A2208775



\$369,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	901 sq.ft.	Age:	1998 (27 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:	\$ 608
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, All non-tenant furniture - See Addendum

Fully furnished condo nestled in the heart of Eau Claire! #301 in the Pavillions of Eau Claire is a well-kept 2 bedroom 2 bathroom condo located just a block and a half southeast of Eau Claire Park. This prime location allows you to feel the pulse of the city, just blocks away from the Peace Bridge and other local amenities. Find excellent breakfast and lunch dining just around the corner at Al Forno, or sample classic pub fare at Buchanan's directly across the street. Perfect for anyone just starting out in their real estate ownership journey or someone looking for immediate rental income potential. The main living area features open concept space between the kitchen/dining room and living room and includes 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, 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.