



GRASSROOTS
REALTY GROUP

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106, 777 3 Avenue SW
Calgary, Alberta

MLS # A2209245



\$374,800

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,006 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Radiant	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 644
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully maintained and stylish condo, ideally located in the highly sought-after Eau Claire neighborhood, right in the heart of vibrant downtown Calgary. This ground-floor unit perfectly blends modern comfort with the best of urban living. Step inside, and you're greeted by an open-concept living space featuring high ceilings, sophisticated lighting, and a cozy gas fireplace—creating a warm and inviting atmosphere. The well-appointed kitchen is equipped with newer stainless steel appliances (2023), ample cabinetry, and a spacious breakfast bar—ideal for both casual dining and entertaining. Just off the main living area, you'll find a versatile den filled with natural light. Perfect for a home office, it can also be transformed into a formal dining area for those who don't require a dedicated workspace. The layout offers privacy and function, with the spacious primary bedroom featuring a walk-in closet and a 3-piece ensuite. On the opposite side of the unit, you'll find a generously sized second bedroom with easy access to the main bathroom—perfect for guests or roommates. Additional features include in-suite laundry room and in-suite storage unit. This home also comes with a secure, titled underground parking stall completed with a cased storage space within the parking stall, and access to building amenities such as a party room and visitor parking. Enjoy unparalleled access to the Bow River pathways, Prince's Island Park, fine dining, boutique shopping, and entertainment—all just steps from your door. Whether you're a young professional, downsizer, or investor, this condo offers the perfect combination of location, convenience, and lifestyle.