\$374,800 - 106, 777 3 Avenue Sw, Calgary

MLS® #A2209245

\$374,800

2 Bedroom, 2.00 Bathroom, 1,006 sqft Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

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 fireplaceâ€"creating a warm and inviting atmosphere. The well-appointed kitchen is equipped with newer stainless steel appliances (2023), ample cabinetry, and a spacious breakfast barâ€"ideal for both casual dining and entertaining.

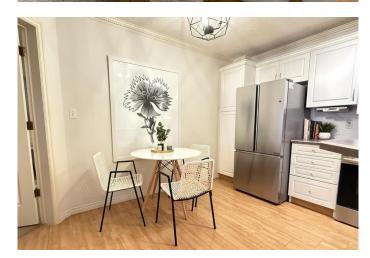
Just off the main living area, you'll find a versatile den filled with natural light. Perfect for a home office, it can also be transformed into a formal dining area for those who don't require a dedicated workspace.

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 bathroomâ€"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 entertainmentâ€"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.

Built in 1998

Essential Information

MLS® # A2209245 Price \$374,800

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,006 Acres 0.00 Year Built 1998

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 106, 777 3 Avenue Sw

Subdivision Downtown Commercial Core

City Calgary
County Calgary
Province Alberta
Postal Code T2P 0G3

Amenities

Amenities Parking, Party Room, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features Laminate Counters, No Smoking Home, Open Floorplan, Recessed

Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fireplace(s), Radiant

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 4

Exterior

Exterior Features None

Construction Brick, Stucco

Additional Information

Date Listed April 7th, 2025

Days on Market 9

Zoning DC

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.