

777 3 Avenue #301, Calgary T2P 0G8

MLS® #: **A2145506** Area: **Eau Claire** Listing Date: **06/28/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 24-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

80
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Finished Floor Area
 Abv Sqft: **868**
 Low Sqft:
 Ttl Sqft: **868**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Boiler,Hot Water**
 Sewer:
 Ext Feat: **Balcony,Storage**
 Construction: **Stucco,Wood Frame**
 Flooring: **Cork,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	20`1" x 26`10"	Bedroom - Primary	Main	11`4" x 17`0"
4pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	9`9" x 13`8"
Laundry	Main	6`2" x 4`10"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$610** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **9810095**

Remarks

Pub Rmks: **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.**

Inclusions: **Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, see addendum**
Property Listed By: **Lethbridge Real Estate.com**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123