



THE
A-TEAM

**RE/MAX
FIRST**

777 3 Avenue #114, Calgary T2N 0G8

MLS® #: **A2158364** Area: **Downtown Commercial Core** Listing Date: **08/19/24** List Price: **\$439,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,017**
 Low Sqft:
 Ttl Sqft: **1,017**

DOM

30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Secured, Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
 Heating: **Baseboard, Hot Water, Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`0" x 5`0"	Kitchen	Main	11`8" x 10`1"
Dining Room	Main	14`1" x 8`4"	Living Room	Main	14`3" x 13`3"
Bedroom - Primary	Main	12`3" x 10`11"	Walk-In Closet	Main	4`6" x 4`3"
4pc Ensuite bath	Main	7`7" x 5`4"	Bedroom	Main	13`6" x 9`8"
3pc Bathroom	Main	7`8" x 4`10"	Laundry	Main	5`10" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$651

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9810095**

Remarks

Pub Rmks: **Welcome to a contemporary and newly renovated condo located in the highly desirable Eau Claire neighborhood. This spacious ground-floor unit offers the perfect blend of modern convenience and urban lifestyle, right in the center of Calgary's vibrant downtown. Step inside to discover an open-concept living space filled with natural light, complemented by high ceilings and large windows. The well-appointed kitchen features sleek custom kitchen cabinetry, quartz counters and backsplash, new stainless steel appliances, and a generous island, perfect for casual dining and entertaining. This unit includes a spacious primary bedroom with ample closet space and a stylish bathroom featuring modern fixtures. Additional highlights include marble and porcelain tiles, all new plumbing, and lighting. Smooth ceilings, new custom shutters, new air conditioning unit installed. Pipe drawer vanities, updated fireplace surround, new stacked LG washer and dryer, and updated closet interiors. Charming character trim work, in-suite laundry, ample storage, and secure underground titled parking. The building offers amenities such as a party room, visitor parking and secured underground parking. Located steps away from the Bow River pathways, Prince's Island Park, fine dining, shopping, and entertainment, this property is perfect for those who want to enjoy everything downtown Calgary has to offer. Whether you're a young professional, downsizer, or investor, this condo offers a prime location with a blend of convenience and luxury. This location provides an excellent balance between work and lifestyle. The property's central location also offers quick access to major roadways, allowing seamless connectivity across the city. This is a beautifully, fully updated, and very stylish unit for the inner city lifestyle!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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