

777 3 Avenue #514, Calgary T2P 0G8

MLS® #: **A2173618** Area: **Downtown Commercial Core** Listing **10/18/24** List Price: **\$379,900**
 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: **1,093**
 Low Sqft:
 Ttl Sqft: **1,093**

DOM
4
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**
Parking
 Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`10" x 3`7"	4pc Bathroom	Main	8`0" x 4`11"
Laundry	Main	6`1" x 4`11"	Bedroom	Main	13`7" x 9`8"
Living Room	Main	16`5" x 13`7"	Kitchen With Eating Area	Main	10`5" x 11`5"
Bedroom - Primary	Main	12`4" x 11`2"	Walk-In Closet	Main	4`6" x 4`3"
3pc Ensuite bath	Main	7`9" x 5`5"	Balcony	Main	14`4" x 8`6"
Storage	Main	4`10" x 3`2"	Bonus Room	Upper	14`10" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$724

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9810095**

Remarks

Pub Rmks: **Penthouse Unit in The Pavilions of Eau Claire - Top Floor with Stunning Downtown Views! This spacious 2-bedroom, 2-bathroom unit boasts a large balcony and includes a versatile 2nd-story loft that can serve as a third bedroom, office, or flexible living space. Featuring grand vaulted ceilings and expansive windows, the unit is flooded with natural light. Stay warm during the winter months with a cozy corner gas fireplace while enjoying the picturesque downtown views. The unit comes equipped with in-suite laundry, storage, and a titled underground parking stall. A portable air conditioning unit (currently stored for winter) is also included. With a great price point, this property is an exceptional opportunity, whether for personal use or as a rental, with furniture negotiable. Located within walking distance to the scenic river pathways, the iconic Peace Bridge, and a variety of excellent restaurants, you'll also have easy access to Kensington and Calgary's LRT system, just three blocks away. Vacant and move-in ready!**

Inclusions: **NA**
Property Listed By: **RE/MAX Realty Professionals**

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









