



THE
A-TEAM

**RE/MAX
FIRST**

116 3 Avenue #504, Calgary T2G 5A9

MLS® #: **A2192833**

Area: **Chinatown**

Listing Date: **02/10/25**

List Price: **\$119,500**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 12-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **355**
Low Sqft:
Ttl Sqft: **355**

DOM

65

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-High-Rise**
(5+)

Access:

Lot Feat:

Park Feat: **None**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick**
Flooring: **Laminate,Tile,Wood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room
4pc Bathroom
Living Room

Level
Main
Main

Dimensions
8`0" x 5`0"
13`0" x 7`11"

Room
Kitchen
Bedroom

Level
Main
Main

Dimensions
8`0" x 7`6"
11`4" x 5`8"

Legal/Tax/Financial

Condo Fee:
\$401

Title:
Fee Simple

Zoning:
DC

Legal Desc:	9810495	Fee Freq: Monthly	Remarks
Pub Rmks:	Location! Location! Location! Don't miss this incredible opportunity to own an one bedroom condo in the heart of Calgary's vibrant Chinatown, offering breathtaking Bow River and city skyline views. This well-maintained 1-bedroom, 1-bathroom unit spans over 355 sq. ft. and is perfect for first-time home buyers, investors, or those looking to downsize. Featuring a North-facing balcony, this bright and functional space ensures both comfort and convenience, with ALL utilities (heat, water, sewer and electricity) included in the condo fees, making budgeting effortless. Situated just steps from the Bow River, enjoy scenic river walks, biking paths, and outdoor leisure. The prime downtown location provides easy access to top-rated restaurants, bakeries, supermarkets, banks, and excellent transit connectivity, while being just minutes from Prince's Island Park, Superstore, shopping, and entertainment. Whether you're looking for a great rental investment or your first home, this is a fantastic opportunity in a highly sought-after location. Only asking for \$127,000, you probably need cash to purchase because of the size under 400 sqft.		
Inclusions:	n/a		
Property Listed By:	First Place Realty		

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









