



REALTOR®



## 777 3 Avenue Calgary Alberta

\$399,900

Smart & Stylish downtown condo in the desirable Eau Claire District steps to trendy coffee shops, restaurants, river pathway, Prince's Island Park, C-Train, +15 system and the downtown office core. This recently updated, move-in ready, 2 bedroom, 2 bath corner unit with extra flex room is one of the largest units in the building. It boasts over 1,153 square feet of living space and is located on the main level of a quiet & secure building with premium, underground, heated parking. This executive complex is well maintained with a healthy reserve fund. A solid investment. Start living your new downtown lifestyle now! (id:6769)

Living room 17.08 Ft x 15.50 Ft

Kitchen 9.25 Ft x 9.08 Ft

Dining room 10.50 Ft x 7.83 Ft

Primary Bedroom 12.58 Ft x 10.75 Ft

Other 4.75 Ft x 4.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.00 Ft x 10.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Office 12.75 Ft x 7.67 Ft

Laundry room 7.83 Ft x 5.92 Ft

Storage 5.42 Ft x 3.67 Ft

Foyer 13.25 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Central)

<http://www.michaelfreiter.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca