



## 777 3 Avenue Calgary Alberta

\$399,900

January Possession available! This 2 bedroom/2 bath unit is SPECIAL! Sophisticated apartment - looking for the right buyer. \$75,000 renovation - lovingly done by current owners. You simply won't find another unit like this one in the building (or in the area!) Separate FOYER/Hall space will surprise you when you open the front door.... Has a London/New York "FEEL"! Offers great storage as well. Light and bright. Hardwood throughout this unit. An open concept kitchen/dining/living space. You will LOVE your huge granite island w/seating for four. Solid Maple WHITE cabinetry, floating shelves, NEW stainless steel appliances plus a pantry that doubles as a den! Such smart/thoughtful touches. Separate laundry room in unit! Built in custom wood shelving everywhere. California shutters in each room. Great lighting! Corner fireplace for cozy winter nights. The second bedroom (used as a GYM now) can also be the perfect home office space + room for a murphy bed! Stylish 4-piece bath. Enter Primary bedroom & take notice of the amazing custom built in closet w/sliding doors on each side! Lighting makes this space dreamy & romantic. AC cools this room down at night! 3-piece modern ensuite w/walk in shower. Balcony offers space to entertain, bib for your BBQ and even more enclosed storage! The building is established & quiet. Party room in the building w/pool table for residents to use. Your unit comes with ONE titled underground heated parking stall. Bring your pet - Dogs up to 22 lbs allowed subject to written approval from the condo board. Need milk? Market conveniently located across the street! Fancy a steak dinner?! Buchanans Chop House is right out the front door. Feeling like something more casual? Alforno around the corner - offers coffee + freshly baked, hand-made pastries & bread as well as amazing Italian inspired brunch, lunch & dinner. Stay in - or ta...

3pc Bathroom 8.33 Ft x 6.92 Ft

4pc Bathroom 5.00 Ft x 7.92 Ft

Bedroom 8.25 Ft x 9.42 Ft

Kitchen 10.67 Ft x 12.25 Ft

Living room 15.50 Ft x 15.08 Ft

Primary Bedroom 12.00 Ft x 19.25 Ft

Listing Presented By:



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