



## 711 3 Avenue Calgary Alberta

\$289,900

Open House, Saturday, July 13 from 1pm-3pm. Welcome to the Eau Claire Lofts where modern comfort meets urban convenience. Nestled in the heart of the vibrant Eau Claire neighbourhood, this 2-bedroom townhome offers an affordable home in the inner city. Upon entering you'll be greeted by your own private courtyard where you can enjoy the outdoors; a hose bib is located on the exterior so you can tend to your own pots and plants. The galley kitchen has been freshly painted along with a new composite sink with brushed chrome faucet; stainless steel appliances add to the improvements and you'll also find a stacked laundry centre. The thoughtful renovation extends throughout, with laminate flooring in the living, dining and flex space. There is a large span of windows with custom window coverings. This home has a wood burning fireplace in the living room for cool winter nights and has an a/c unit for those warm summer nights. Updates continue with new lighting throughout, new interior doors and mirror closet doors enhancing both style and functionality while plush carpeting in the stairwell and bedrooms adds a cozy touch. The bathroom showcases updated tile in the shower with new Moen fixtures and brushed chrome hardware throughout. A linen closet is located next to the bathroom along with a large storage room and additional storage under the stairs where the central vacuum system is found. An assigned surface parking stall is located steps away from your front door. Take advantage of the Bow River pathways at your doorstep, offering scenic walks and easy access to downtown. Enjoy the perks of the Eau Claire neighborhood, with the C-train free-zone just a few blocks away and a bike lane right outside your door. Indulge in culinary delights at Alforno Bakery and Cafe or experience the charm of Buchanans, Calgary's original Chop House and Whisky Bar. Need essentials...

4pc Bathroom Measurements not available

Primary Bedroom 9.58 Ft x 9.25 Ft

Bedroom 8.33 Ft x 7.17 Ft

Storage 4.92 Ft x 3.50 Ft

Kitchen 11.75 Ft x 7.17 Ft

Dining room 7.75 Ft x 7.58 Ft

Living room 17.75 Ft x 9.83 Ft

Laundry room 2.83 Ft x 2.33 Ft

Listing Presented By:



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<http://juliedempsey.ca/>

**RE/MAX Realty Professionals**

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