



## 711 3 Avenue Calgary Alberta

\$289,900

What an incredible location for this lofted 2 storey apartment. In the heart of Eau Claire within throwing distance to the river, pathways and all the cool restaurants and shops. Eau Claire Lofts is a smaller sized complex with unique floorplans and different styles throughout. This unit went through some serious upgrades over the last few years. The main floor is wide open, bright & shiny with gleaming concrete flooring throughout. The ceilings are soaring above the living room with massive windows and incredible natural light. There is a ton of kitchen cabinets and they are light gray colored with soft closing doors. Same for the lower cabinets and drawers you will be impressed with the amount of storage this kitchen offers. The centre kitchen island boasts quartz countertops and plenty of storage as well. Off the kitchen is a decent sized dining room with enough space for any dining room table set plus your cabinets. The large newer windows throughout will be a draw~ they were recently replaced throughout the building as were the sliding glass doors to the balconies. In the living room you will find a cozy wood burning fireplace with a gas log light and concrete mantle. A great room to relax in or entertain as well. The balcony is nice and private & overlooks your parking spot. The full sized washer/dryer is stacked in the laundry closet just off the kitchen. All the appliances are included. On the 2nd level (upstairs) is your large Primary bedroom~ easily holds your King sized bed plus your other bedroom furniture. The 4 piece bathroom has been renovated as well with new vanity, sink, lights and bathtub. Upstairs has mostly laminated flooring throughout with a little carpet on the stairs & hallway. The loft is eye catching! What a great place for your home office or could be used as a media room as well. Metal railings overlooking the living room with its ...

Primary Bedroom 11.00 Ft x 13.58 Ft

Loft 9.75 Ft x 6.08 Ft

4pc Bathroom Measurements not available

Kitchen 8.08 Ft x 11.67 Ft

Living room 13.92 Ft x 13.25 Ft

Dining room 9.58 Ft x 9.00 Ft

Laundry room 3.00 Ft x 3.00 Ft

Listing Presented By:



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