



## 777 3 Avenue Calgary Alberta

\$343,000

The Best of Both Worlds! Inner Core Urban Lifestyle on QUIET Tree-Lined Street STEPS from BOTH the Hustle of the Downtown Core AND Scenic Bow River Pathways. Inviting Open Design with 9Ft Ceilings & VINYL PLANK Flooring - Bright Kitchen with QUARTZ Counters, NEW Stainless Steel Appliances, Breakfast Bar, Dining Nook, & Side Pantry, Generous GREAT Room with Gas Fireplace separating the TWO large Bedrooms, & an OVERSIZED 14'5" X 8'2" Private Balcony with Treed Views, a Gas BBQ Hook-up, & an Enclosed Storage Room. There's a Generous Master Bedroom with WALK-IN Closet, Ensuite Bath with Rainhead Shower Stall, a Spacious 2nd Bedroom for guests, home office or a roommate, a 2nd full Bathroom, a Separate Laundry Room with NEWER Full-Size Washer & Dryer, TITLED UNDERGROUND PARKING & it's PET FRIENDLY too! Spend summer nights sipping wine on your AMAZING Terrace or explore Calgary's Downtown Lifestyle with Year-Round River Pathways, Fitness Facilities, Festivals, Spas, Martini Bars, Art Galleries, Coffee shops, Boutiques, & Restaurants - Yes - You can "Have It All"! (id:6769)

Great room 14.00 Ft x 13.42 Ft  
 Kitchen 11.75 Ft x 9.08 Ft  
 Other 11.75 Ft x 4.67 Ft  
 Laundry room 5.83 Ft x 4.92 Ft  
 Primary Bedroom 17.25 Ft x 10.92 Ft

Bedroom 13.58 Ft x 9.75 Ft  
 3pc Bathroom Measurements not available  
 4pc Bathroom Measurements not available  
 Other 14.42 Ft x 8.17 Ft

Listing Presented By:



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