

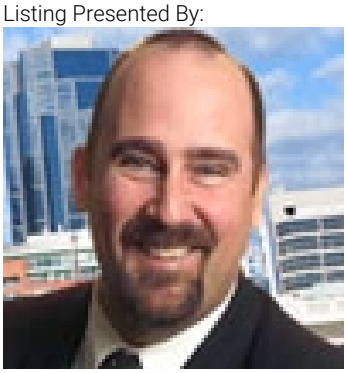
777 3 Avenue Calgary Alberta

$299,000

Welcome to your new home in the heart of a quiet tree lined street in Eau Claire. Imagine being in the heart of the city while residing in an area that remains peaceful, allowing you to easily stroll within minutes down the beautiful river valley to enjoy Prince's Island Park, yet with the ability to walk to some of the city's most trendy restaurants and coffee shops. This location is fantastic for anyone wanting to be in the heart of downtown while escaping the hustle and bustle. Eau Claire remains one of Calgary's most dynamic, trendy, and desirable neighbourhoods, offering a sophisticated lifestyle anchored by the Bow River and exceptional urban connectivity. This is a fantastic opportunity for investors or anyone looking for a great place to call home. This standout 2 bedroom 2 bathroom condo offers a well-rounded lifestyle and is located in an unbeatable urban setting. With its own titled heated underground parking and an in unit separate storage room on your patio, this condo is impressively spacious and offers an intelligently designed layout that combines comfort with contemporary touches. Features include an open living plan, two generously sized bedrooms with large closets, a bright 4-piece ensuite bathroom, a second large 4-piece bathroom, a dedicated in-suite laundry room, a private balcony, heated underground parking, and separate storage on the unit's patio. When you step inside, you will be welcomed by a bright unit finished in calm and neutral tones. Natural light pours in through large windows, enhancing the warmth and livability of the space. The kitchen is spacious, designed with white cabinets and a large raised eating bar allowing for more seating. It flows naturally into a dining area and then into the roomy living space, which features a gas fireplace. Making it the perfect place to unwind after a long day. There is easy access to your privat...

4pc Bathroom 5.25 Ft x 7.75 Ft
4pc Bathroom 5.33 Ft x 7.58 Ft
Bedroom 13.58 Ft x 9.67 Ft
Kitchen 10.25 Ft x 11.67 Ft
Living room/Dining room 20.50 Ft x 19.92 Ft
Primary Bedroom 17.25 Ft x 10.92 Ft
Storage 3.17 Ft x 4.50 Ft

Listing Presented By:



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