



## 821 3 Avenue Calgary Alberta

\$259,000

**\*\*PRICE REDUCED\*\*** Located on the main floor in the "Livingstone House" building and steps from the front door. This renovated below grade 2 bed & 1 bath unit offers the perfect mix of privacy, style, and convenience. The unit is situated on a quiet one way street with a dedicated bike path right out front and steps away from Eau Claire, the Bow River pathways, Prince's Island Park, Calgary's iconic Peace Bridge, Eau Claire Promenade, Jaipur Bridge, the downtown core, and LRT stations. This bright and stylish unit has been thoughtfully updated over the past few years, bringing it back to life with modern finishes and a fresh inviting feel. As soon as you step inside, you'll notice the updated modern vinyl plank flooring that flows seamlessly through the unit and the pride of ownership that's evident in every detail. The smartly designed floor plan separates the living, dining, and kitchen area from the bedrooms, laundry, and 4-piece bath creating a functional layout with plenty of closet space for storage. The heart of this home is the stunning chef's kitchen that was recently renovated in 2025 with no details overlooked. Brand new quartz countertops, sleek white tile backsplash, new cabinet doors & drawers, stainless steel under mount sink, stylish faucet, and a new stove and microwave hood fan. Every finishing was carefully selected to create a space that's both functional and luxurious. The kitchen opens up to a spacious dining area that can easily accommodate casual meals or festive holiday gatherings. Adjacent, the cozy living room features a window and a wood burning fireplace that sets the perfect mood for relaxing evenings. Off to the side a versatile nook that can serve as an office, another dining area, or a workout space. The sliding patio door leads to a private patio space making it an ideal spot for relaxing or entertaining with space for a BBQ. The pr...

4pc Bathroom 5.00 Ft x 7.08 Ft

Primary Bedroom 15.50 Ft x 10.50 Ft

Dining room 5.92 Ft x 14.33 Ft

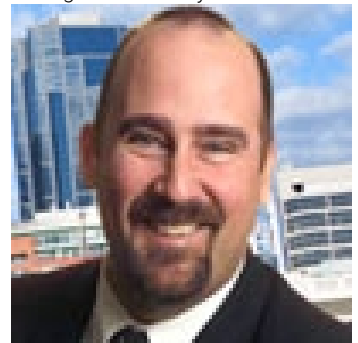
Foyer 7.33 Ft x 6.67 Ft

Kitchen 8.50 Ft x 8.33 Ft

Living room 12.25 Ft x 22.17 Ft

Bedroom 13.67 Ft x 9.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca