306, 777 3 Avenue SW
Calgary, Alberta

MLS # A2248411

$369,999

Division:	Downtown Commercial Core
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	881 sq.ft.
Age:	1998 (27 yrs old)
Beds:	2
Baths:	2
Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 608
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Laminate Counters, Track Lighting		

Inclusions:	N/A

Welcome to the heart of Eau Claire living! This beautifully appointed 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and location. Enjoy a cozy evening by the gas fireplace in the spacious living room or step out onto your private balcony to take in the vibrant downtown energy. Located in Calgary’s sought-after Eau Claire district, you're just steps from the Bow River pathways and Prince’s Island Park—a truly unbeatable location for both relaxation and urban lifestyle. Additional features include heated underground parking and in-suite laundry. Whether you're downsizing, investing, or looking for a new place to call home, this condo offers it all in one of Calgary’s most desirable neighbourhoods. Come see what Eau Claire living is all about!