

504, 116 3 Avenue SE
Calgary, Alberta

MLS # A2192833



\$119,500

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	355 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Location! Location! Location! Don't miss this incredible opportunity to own an one bedroom condo in the heart of Calgary's vibrant Chinatown, offering breathtaking Bow River and city skyline views. This well-maintained 1-bedroom, 1-bathroom unit spans over 355 sq. ft. and is perfect for first-time home buyers, investors, or those looking to downsize. Featuring a North-facing balcony, this bright and functional space ensures both comfort and convenience, with ALL utilities (heat, water, sewer and electricity) included in the condo fees, making budgeting effortless. Situated just steps from the Bow River, enjoy scenic river walks, biking paths, and outdoor leisure. The prime downtown location provides easy access to top-rated restaurants, bakeries, supermarkets, banks, and excellent transit connectivity, while being just minutes from Prince's Island Park, Superstore, shopping, and entertainment. Whether you're looking for a great rental investment or your first home, this is a fantastic opportunity in a highly sought-after location. Only asking for \$119,000, you probably need cash to purchase because of the size under 400 sqft.