\$374,800 - 106, 777 3 Avenue Sw, Calgary

MLS® #A2209245

\$374,800

2 Bedroom, 2.00 Bathroom, 1,006 sqft Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to this beautifully maintained and stylish condo, ideally located in the highly sought-after Eau Claire neighborhood, right in the heart of vibrant downtown Calgary. This ground-floor unit perfectly blends modern comfort with the best of urban living.

Step inside, and you're greeted by an open-concept living space featuring high ceilings, sophisticated lighting, and a cozy gas fireplaceâ€"creating a warm and inviting atmosphere. The well-appointed kitchen is equipped with newer stainless steel appliances (2023), ample cabinetry, and a spacious breakfast barâ€"ideal for both casual dining and entertaining.

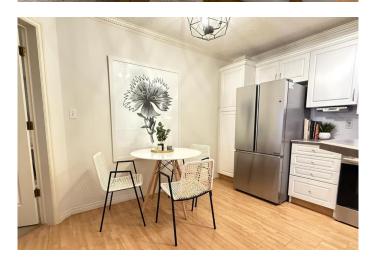
Just off the main living area, you'll find a versatile den filled with natural light. Perfect for a home office, it can also be transformed into a formal dining area for those who don't require a dedicated workspace.

The layout offers privacy and function, with the spacious primary bedroom featuring a walk-in closet and a 3-piece ensuite. On the opposite side of the unit, you'll find a generously sized second bedroom with easy access to the main bathroomâ€"perfect for guests or roommates.

Additional features include in-suite laundry room and in-suite storage unit. This home also comes with a secure, titled underground parking stall completed with a cased storage







space within the parking stall, and access to building amenities such as a party room and visitor parking.

Enjoy unparalleled access to the Bow River pathways, Prince's Island Park, fine dining, boutique shopping, and entertainmentâ€"all just steps from your door. Whether you're a young professional, downsizer, or investor, this condo offers the perfect combination of location, convenience, and lifestyle.

Built in 1998

Essential Information

MLS® # A2209245 Price \$374,800

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,006 Acres 0.00 Year Built 1998

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 106, 777 3 Avenue Sw

Subdivision Downtown Commercial Core

City Calgary
County Calgary
Province Alberta
Postal Code T2P 0G3

Amenities

Amenities Parking, Party Room, Secured Parking, Visitor Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features Laminate Counters, No Smoking Home, Open Floorplan, Recessed

Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fireplace(s), Radiant

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 4

Exterior

Exterior Features None

Construction Brick, Stucco

Additional Information

Date Listed April 7th, 2025

Days on Market 8

Zoning DC

Listing Details

Listing Office CIR Realty

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