$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 youâ€™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 donâ€™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, Princeâ€™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	15
Zoning	DC

Listing Details

Listing Office	CIR Realty

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