

# \$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	12
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.