

408, 777 3 Avenue SW
Calgary, Alberta

MLS # A2300050



\$319,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Treed		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, No Animal Home, No Smoking Home		
Inclusions:	N/A		

Welcome to Unit 408 – 777 3rd Avenue SW, located in the desirable Pavilions of Eau Claire. This executive 2-bedroom, 2-bathroom condo situated in the best location to balance work, access to parks, restaurants and the commercial core in Calgary offers approximately 872 sq ft of well-designed living space. An excellent value for its size and location in today's Eau-Claire market located in a quiet street. The functional open-concept layout features 9-foot ceilings, newer luxury vinyl plank flooring with a rich hardwood look adding warmth durability and easy maintenance. The primary bedroom includes a walk-in closet and private 3-piece ensuite, while the second bedroom is positioned on the opposite side of the unit—ideal for guests, a roommate, or a home office. Additional features include: In-suite laundry, storage accessible from balcony, private balcony overlooking beautiful treed 3rd Avenue, titled heated underground parking with private overhead storage and additional bicycle storage. Other updates include : New stacked washer/dryer, dishwasher, microwave, ceiling fans, thermostat and zone valve providing improved comfort and efficiency. Situated on the 4th floor of a 5-storey building, residents also enjoy access to a recreation/billiards room. Located on a quiet street in the community Eau Claire, just steps to the Bow River pathways, Prince's Island Park, Peace Bridge, and downtown amenities, with convenient access to public transit. An excellent opportunity for professionals working in downtown, first-time buyers, small families, or investors seeking a well-located inner-city property with strong value.