

# \$369,900 - 301, 777 3 Avenue Sw, Calgary

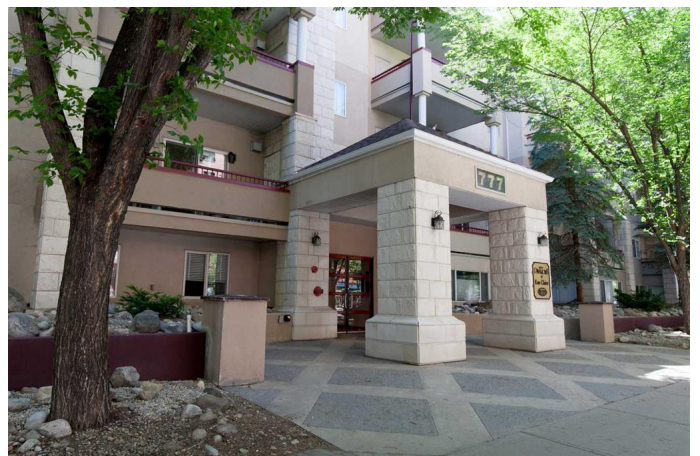
MLS® #A2208775

**\$369,900**

2 Bedroom, 2.00 Bathroom, 901 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Fully furnished condo nestled in the heart of Eau Claire! #301 in the Pavillions of Eau Claire is a well-kept 2 bedroom 2 bathroom condo located just a block and a half southeast of Eau Claire Park. This prime location allows you to feel the pulse of the city, just blocks away from the Peace Bridge and other local amenities. Find excellent breakfast and lunch dining just around the corner at Al Forno, or sample classic pub fare at Buchanan's directly across the street. Perfect for anyone just starting out in their real estate ownership journey or someone looking for immediate rental income potential. The main living area features open concept space between the kitchen/dining room and living room and includes a gas fireplace and glass slider doors that provide access to the large exterior deck patio. The kitchen cabinets give ample space for cookware and small appliance storage. The primary bedroom has a walk-in closet and 3 piece en-suite with walk-in shower, while the 2nd bedroom shares access to the main 4 piece bathroom with tub/shower combo. Other features include: in-suite laundry with its own laundry room, a gas line for the BBQ and separate storage room on the balcony, 1 titled underground parking spot, and access to all the downtown amenities. Condo fees include heat, water, sewer, exterior maintenance and insurance, and common area maintenance. Call your agent today and ask how you can schedule a private viewing of this wonderful condo.



Built in 1998

### Essential Information

MLS® #	A2208775
Price	\$369,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 777 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G8

### Amenities

Amenities	Elevator(s), Laundry, Parking, Party Room, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, See Remarks
Appliances	See Remarks
Heating	Baseboard, Boiler, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces Gas, Living Room

# of Stories 5

Basement None

### **Exterior**

Exterior Features Balcony, Storage

Construction Stucco, Wood Frame

### **Additional Information**

Date Listed April 7th, 2025

Days on Market 9

Zoning DC

### **Listing Details**

Listing Office Lethbridge Real Estate.com

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.