



\$ 299,900.00

## 304 777 3 AVENUE SW CALGARY

<https://paulbrinton.com>

\*Available for immediate possession.\* Beautiful 3rd floor corner unit in an ideally located Eau Claire low rise apartment building. 9ft ceilings, upgraded flooring, a wall mounted air conditioner, substantial storage, and bright windows make this 2bd/2bth a great, move in ready find. After walking through the large entry, the open...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, High-Rise (5+)

**MLS ® #:** A1160330

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1998

**Parking:** Enclosed, Off Street, Secured, Titled, Underground

**Post Updated:** 2021-11-30 18:14:17

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/08/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Carpet,Laminate,Tile

**Fireplace Features:** Gas,Living Room

**Exterior Features:** None

**Cooling:** None

**Interior Features:** No Animal Home,No Smoking Home,Open Floorplan

**Heating Type:** Hot Water,Natural Gas

**Fireplace:** 1

**Association Amenities:** Elevator(s),Secured Parking,Snow Removal

**Community Features:** Sidewalks,Street Lights,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** N/A

**Roof Type:** Asphalt

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre 1P2007)

**Laundry features:** In Unit

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 311.10

**Photo Count:** 19

**Unit Exposure:** SE

**Construction Materials:**

Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 964.00

**Structure Type:** High Rise (5+ stories)

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 304

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer

**Subdivision Name:** Downtown Commercial Core

**Restrictions:** Pet Restrictions or Board approval Required

