

# \$365,000 - 105, 777 3 Avenue Sw, Calgary

MLS® #A2224681

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,010 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to your perfect place in Eau Claire.

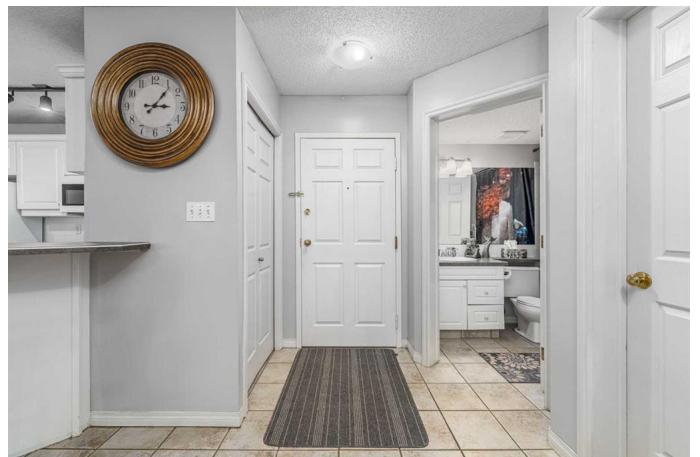
This beautiful apartment-style condo in the heart of downtown Calgary gives you everything you need and more. With two big bedrooms, two full bathrooms, and over 1,010 square feet of bright, open living space, itâ€™s made for comfort and easy living.

Youâ€™ll love the open layout that makes it easy to relax or entertain. The kitchen has plenty of space to cook, and the living room opens onto an extended dining area or flex roomâ€”perfect for a morning coffee or a quiet evening.

Thereâ€™s in-suite laundry, extra in-unit storage, and titled underground parking, so youâ€™ll always have space and peace of mind. Just move in and feel at home.

Living in Eau Claire means youâ€™re only steps away from Princeâ€™s Island Park, the Bow River pathway system, and some of Calgaryâ€™s best restaurants, cafÃ©s, and shops. You're close to the business core, cultural venues, and top amenities, making it easy to enjoy everything the city has to offer. The upcoming Green Line LRT will also make getting around even more convenient.

Whether youâ€™re buying your first home, investing, or looking to simplify without giving anything up, this condo offers a smart mix of



value, lifestyle, and location.

Imagine living in a calm, peaceful space that connects you to the pulse of downtown and the serenity of nature. This is your next smart move. Book your showing today and experience why Eau Claire is one of Calgary’s most loved neighbourhoods.

Built in 1998

**Essential Information**

MLS® #	A2224681
Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,010
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	105, 777 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G8

**Amenities**

Amenities	Recreation Room
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Central, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	May 26th, 2025
Days on Market	3
Zoning	DC

## Listing Details

Listing Office	Real Broker
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