

# \$342,000 - 206, 777 3 Avenue Sw, Calgary

MLS® #A2248976

**\$342,000**

2 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

This two bedroom / two full bath condo is located in the eau claire district of west downtown and steps from the Bow River, pathways, parks, and shopping/dining options - A well managed, 5 storey building with attractive landscaping and on a quiet street. Unit comes with a titled underground parking stall right next to the stairway, plus visitor and on street parking available. Features updated flooring, gas fireplace, ensuite bath and walk-in closet, in suite full size washer and dryer, and a large balcony with gas bbq hookup, and a separate storage room accessed from the balcony. Well worth viewing. 206, 777 3rd Ave SW.

Built in 1998

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248976          |
| Price          | \$342,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 902               |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 206, 777 3 Avenue Sw     |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 3G8                  |

## Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Elevator(s), Party Room, Visitor Parking |
| Parking Spaces | 1                                        |
| Parking        | Underground                              |

## Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                              |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 1                                                                      |
| Fireplaces        | Gas                                                                    |
| # of Stories      | 5                                                                      |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Construction      | Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 26                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Copper K Realty |
|----------------|-----------------|

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