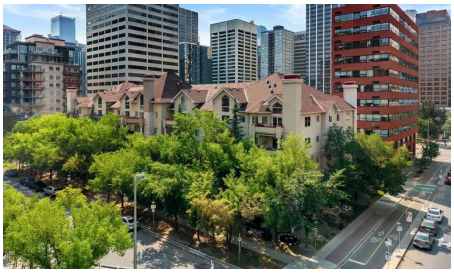
209 777 3 Avenue SW

Calgary | Active | MLS® A2357183

$299,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1998**	**871.23 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

Welcome to your new home in the heart of a quiet tree lined street in Eau Claire. Imagine being in the heart of the city while residing in an area that remains peaceful, allowing you to easily stroll within minutes down the beautiful river valley to enjoy Prince’s Island Park, yet with the ability to walk to some of the city's most trendy restaurants and coffee shops. This location is fantastic for anyone wanting to be in the heart of downtown while escaping the hustle and bustle. Eau Claire remains one of Calgary’s most dynamic, trendy, and desirable neighbourhoods, offering a sophisticated lifestyle anchored by the Bow River and exceptional urban connectivity. This is a fantastic opportunity for investors or anyone looking for a great place to call home. This standout 2 bedroom 2 bathroom condo offers a well-rounded lifestyle and is located in an unbeatable urban setting. With its own titled heated underground parking and an in unit separate storage room on your patio, this condo is impressively spacious and offers an intelligently designed layout that combines comfort with contemporary touches. Features include an open living plan, two generously sized bedrooms with large closets, a bright 4-piece ensuite bathroom, a second large 4-piece bathroom, a dedicated in-suite laundry room, a private balcony, heated underground parking, and separate storage on the unit's patio. When you step inside, you will be welcomed by a bright unit finished in calm and neutral tones. Natural light pours in through large windows, enhancing the warmth and livability of the space. The kitchen is spacious, designed with white cabinets and a large raised eating bar allowing for more seating. It flows naturally into a dining area and then into the roomy living space, which features a gas fireplace. Making it the perfect place to unwind after a long day. There is easy access to your private balcony, overlooking the tree-lined street, perfect for summer evenings or a great place to sit and relax while enjoying your morning coffee. Both bedrooms are thoughtfully sized, with the primary bedroom featuring a large walk-in closet. Step out and you are within walking distance to the heart of Eau Claire’s best spots boutiques, trendy cafés, restaurants, and all the amazing amenities. For outdoor enthusiasts, there is quick access to numerous running and bike trails along with Prince’s Island Park. With low-maintenance living, secure underground parking, and a prime location, this home offers exceptional value at this price point. It’s an ideal fit for first-time buyers, downsizers, or anyone looking for a smart, stylish place to call their own. Investors will also appreciate the strong rental appeal that comes with this location, making it a fantastic opportunity to add to your portfolio. Note Some photos have been virtually staged. Book your viewing now.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357183
Bedrooms	2
Bathrooms	2
Year Built	1998
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	871.23 sq. ft.
Condo Fee:	$644.51
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1998 (Age: 28)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

Plan:	9810095
Heating:	Baseboard, See Remarks
Foundation:	See Remarks
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	See Remarks
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Pavilions of Eau Claire
Community:	Downtown Commercial Core
Amenities:	Elevator(s), Recreation Room
Appliances:	See Remarks
Inclusions:	n/a
Restrictions:	See Remarks
Pets Allowed:	Restrictions, Yes

Main Floor	Bedroom · 13'7" × 9'8" ·
Main Floor	Kitchen · 11'8" × 10'3" ·
Main Floor	Living/Dining Room Combination · 20'6" × 19'11" ·
Main Floor	Bedroom - Primary · 17'3" × 10'11" ·
Main Floor	Storage · 4'6" × 3'2" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Laminate Counters, Open Floorplan, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/209-777-3-avenue-sw-calgary-a2357183/

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