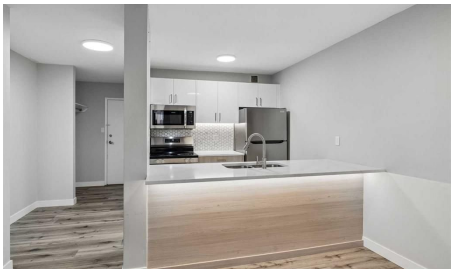
304 116 3 Avenue SE

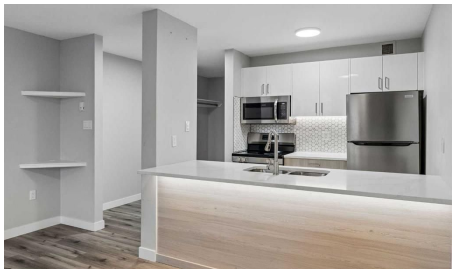
Calgary | Active | MLS® A2355242

$124,900









Bathrooms	Year Built	Living area
1	**1981**	**358 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

RENOVATED! Looking for an ultra-affordable downtown spot? This bachelor-style unit in Calgary’s Chinatown delivers exactly what it promises-simplicity, location, and a price that’s hard to beat. You’ve got a private balcony, a ground-level patio, and a functional layout that covers the basics. The building has elevators, shared laundry, and monthly condo fees that include heat, water, and electricity. Located just steps from the Bow River, Prince’s Island Park, transit, and great eats, this is a great opportunity for a minimalist, investor, or first-time buyer. Vacant and ready to go!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355242
Bathrooms	1
Year Built	1981
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-Loft/Bachelor/Studio
Total Living Area:	358 sq. ft.
Condo Fee:	$400.54
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North

Floor Location:	Other
Entry Level:	1
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	1981 (Age: 45)
Bedrooms:	0 (Above Grd: 0)
Bedrooms Above Grade:	0
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9810495
Heating:	Baseboard, Electric
New Constr.:	No
Construction Material:	Brick, Concrete, Other
Structure Type:	High Rise (5+ stories)
Roof:	Asphalt/Gravel
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	0

Parking Total/Covered:	0 / -
Laundry Features:	Common Area, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	Chinatown
Amenities:	Coin Laundry, Elevator(s), Laundry, Other, Parking, Trash
Appliances:	Electric Stove, Microwave Hood Fan, Refrigerator
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 13'11" × 8'8" ·
Main Floor	Living Room · 13'11" × 12'3" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Other
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-116-3-avenue-se-calgary-a2355242/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.