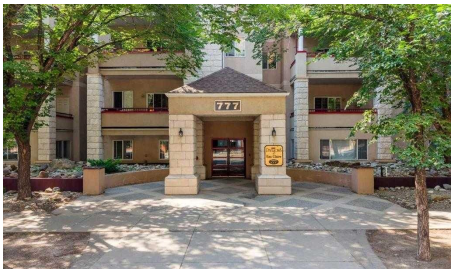
401 777 3 Avenue SW

Calgary | Active | MLS® A2353109

$328,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1998**	**870 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to the Pavilions of Eau Claire. Bright south facing condominium home with 2 UNDERGROUND TITLED PARKING STALLS! Nice open floor plan with plenty of natural light, 2 large opposite side bedrooms, wide plank hardwood floors, spacious living area with corner gas fireplace, Large sunny south facing covered balcony with storage room and barbeque gas line, primary bedroom has 3 pce ensuite bathroom and walk-in closet, 4 pce main bathroom, separate laundry room with storage, open kitchen with stainless steel appliances and eat-in Island, dining nook off kitchen and spacious tile entrance to greet your guests. Could be a turn-key home with all furniture and accessories included at no cost! Both titled parking stalls are close to elevator and stall 130 has front storage cage. The ever popular Pavilions of Eau Claire has secure underground parking, spacious entrance lobby with seating area and postal pick-up/drop off, main floor billiard room and permit visitor parking at the back of the building. Exceptional heart-of-Eau Claire location with quick access to the world-class pathway system, Bow River, Prince's Island Park, Peace Bridge, many great restaurants, pubs, café bakeries, and just a short walk to the Eau Claire Athletic Club, Plus 15 Skywalk System, Kensington shops and Calgary's vibrant city center. Time to enjoy everything this outstanding downtown community has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353109
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:	870 sq. ft.

Main Level Finished Area:	870 sq. ft.
Condo Fee:	$654.13
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Other
Entry Level:	4
Stories Total:	5
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
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:	Hot Water
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	High Rise (5+ stories)
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Hardwood, Linoleum, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Glass Doors, Living Room, Mantle
Garage:	No
Parking:	Parkade, Secured, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Eau Claire
Amenities:	Elevator(s), Party Room, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 20'7" × 18'7" ·
Main Floor	Kitchen · 8'5" × 7'9" ·
Main Floor	Bedroom - Primary · 17'2" × 11'2" ·
Main Floor	Bedroom · 13'7" × 9'8" ·
Main Floor	Laundry · 6'2" × 4'11" ·
Main Floor	Dining Room · 10'5" × 5'10" ·
Title to Land:	Fee Simple

Community Features:	Other, Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/401-777-3-avenue-sw-calgary-a2353109/

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