

# \$369,999 - 306, 777 3 Avenue Sw, Calgary

MLS® #A2248411

## \$369,999

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to the heart of Eau Claire living! This beautifully appointed 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and location. Enjoy a cozy evening by the gas fireplace in the spacious living room or step out onto your private balcony to take in the vibrant downtown energy.

Located in Calgary's sought-after Eau Claire district, you're just steps from the Bow River pathways and Prince's Island Park—a truly unbeatable location for both relaxation and urban lifestyle.

Additional features include heated underground parking and in-suite laundry. Whether you're downsizing, investing, or looking for a new place to call home, this condo offers it all in one of Calgary's most desirable neighbourhoods. Come see what Eau Claire living is all about!

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248411  |
| Price          | \$369,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 881       |
| Acres          | 0.00      |
| Year Built     | 1998      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 306, 777 3 Avenue Sw     |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 0G8                  |

### Amenities

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

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, Track Lighting |
| Appliances        | Dishwasher, Range Hood, Refrigerator             |
| Heating           | Baseboard                                        |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |
| # of Stories      | 5                                                |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Concrete, Stone, Stucco |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 64                |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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