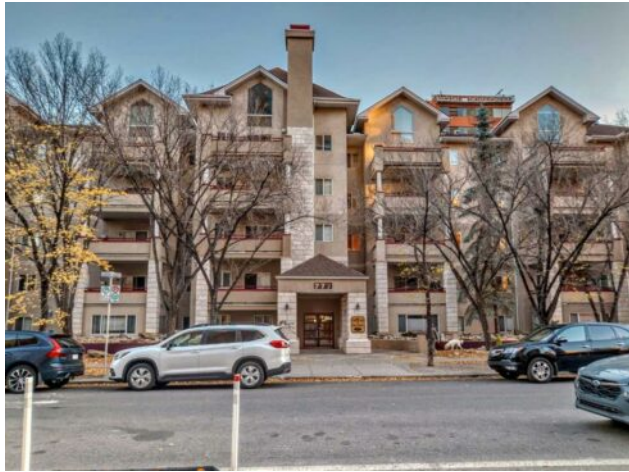


514, 777 3 Avenue SW
Calgary, Alberta

MLS # A2173618



\$379,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	1,093 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 724

Basement: -

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: DC

Foundation: -

Utilities: -

Features: High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NA

Penthouse Unit in The Pavilions of Eau Claire – Top Floor with Stunning Downtown Views! This spacious 2-bedroom, 2-bathroom unit boasts a large balcony and includes a versatile 2nd-story loft that can serve as a third bedroom, office, or flexible living space. Featuring grand vaulted ceilings and expansive windows, the unit is flooded with natural light. Stay warm during the winter months with a cozy corner gas fireplace while enjoying the picturesque downtown views. The unit comes equipped with in-suite laundry, storage, and a titled underground parking stall. A portable air conditioning unit (currently stored for winter) is also included. With a great price point, this property is an exceptional opportunity, whether for personal use or as a rental, with furniture negotiable. Located within walking distance to the scenic river pathways, the iconic Peace Bridge, and a variety of excellent restaurants, you’ll also have easy access to Kensington and Calgary’s LRT system, just three blocks away. Vacant and move-in ready!