# \$238,500 - 5, 821 3 Avenue Sw, Calgary

MLS® #A2216902

## \$238,500

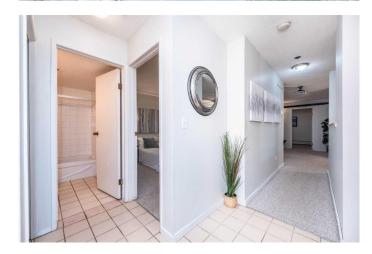
2 Bedroom, 1.00 Bathroom, 748 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Located on the quiet, south side of Livingstone House in Eau Claire, looking into the courtyard, this large two bedroom, garden patio unit offers great potential! Ideal to renovate as it offers great square footage, start your investment portfolio or call it home! Features include a huge 200 SF ground level patio looking into the private fenced courtyard, kitchen with ample counter space and lots of cabinets and newer fridge, dining room with mirrored feature wall, corner fireplace in the living room, 4 piece bath and 2 bedrooms, not side by side but in a split design â€" great for room mates! In-suite laundry with newer washer & dryer and extra storage is so convenient, and one underground parking stall is included. The location has all you need â€" walkable to all that downtown has to offer. Peace Bridge, Prince's Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway â€" your outdoor enjoyment is a moment away! The +15 downtown indoor network is a few blocks away. It doesn't get much more convenient than this sought after location! Pet friendly building with board approval (size restrictions) â€" book your viewing today!







Built in 1979

#### **Essential Information**

MLS® # A2216902

Price \$238,500

2

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 748

Acres 0.00

Year Built 1979

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 5, 821 3 Avenue Sw

Subdivision Eau Claire

City Calgary

County Calgary

Province Alberta

Postal Code T2P 0H1

#### **Amenities**

Amenities Elevator(s), Secured Parking

Parking Spaces 1

Parking Assigned, Heated Garage, Underground

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Natural Gas, Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Mantle, Wood Burning

# of Stories 4

#### **Exterior**

Exterior Features None

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 2

Zoning DC

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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