



GRASSROOTS
REALTY GROUP

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31, 821 3 Avenue SW
Calgary, Alberta

MLS # A2333426

\$155,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	737 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		



Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 732
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home		
Inclusions:	None		

Imagine owning a downtown apartment for \$155,000—now it's possible. Welcome to this 2-bedroom corner unit situated a block away from the river in the sought-after Eau Claire community. Situated on the top floor, this bright corner suite offers a smart, efficient layout with no wasted space and generous storage throughout. Durable laminate flooring—easy to maintain and naturally hypoallergenic—extends seamlessly from the entryway through the entire home. The living room opens onto a sunny south-facing balcony, perfect for relaxing at the end of the day. The unit includes an assigned heated underground parking stall, with the option to rent additional storage. Enjoy an unbeatable location just steps from the Bow River pathways, Prince's Island Park, Kensington, and downtown office towers. The +15 downtown indoor network is a few blocks away. The complex is no longer age-restricted, and it's pet-friendly (with board approval): up to two small dogs (max 25 lbs each) or one medium dog (max 40 lbs). This is an exceptional entry point for investors or first-time buyers looking to enjoy downtown living.