



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20, 821 3 Avenue SW
Calgary, Alberta

MLS # A2334508



\$170,000

Division:	Downtown Commercial Core		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	778 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 789
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
-------------	-----

Fantastic opportunity in Calgary's sought-after West End! Perfectly located just steps from the Bow River pathways, Peace Bridge, Prince's Island Park, Eau Claire, the downtown core, and the LRT, this unique multi-level condo offers exceptional walkability in a quiet setting. Situated on a one-way street with a dedicated bike lane right outside the building, it's an ideal location for an active urban lifestyle. This top-floor unit spans the third and fourth levels of the building. The main level welcomes you with a spacious living room featuring a cozy wood-burning fireplace and large patio doors leading to a private balcony. The kitchen offers ample counter space and flows into the dining area, while a separate laundry room provides additional storage. Upstairs, you'll find the primary bedroom, a full 4-piece bathroom, and a versatile loft-style flex space overlooking the living room—perfect as a home office, fitness area, reading nook, or second living space. Additional storage and a second entrance on the upper level add to the home's functionality. A secure underground parking stall completes the package. Whether you're a first-time buyer looking to enter the housing market, an investor seeking a downtown opportunity, or someone ready to add value through cosmetic updates, this condo offers outstanding potential. Bring your ideas and build equity in one of Calgary's most desirable downtown locations! Call today for your private viewing.