

\$259,000 - 7, 821 3 Avenue Sw, Calgary

MLS® #A2260154

\$259,000

2 Bedroom, 1.00 Bathroom, 895 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

****PRICE REDUCED**** Located on the main floor in the "Livingstone House" building and steps from the front door. This renovated below grade 2 bed & 1 bath unit offers the perfect mix of privacy, style, and convenience. The unit is situated on a quiet one way street with a dedicated bike path right out front and steps away from Eau Claire, the Bow River pathways, Princeâ€™s Island Park, Calgaryâ€™s iconic Peace Bridge, Eau Claire Promenade, Jaipur Bridge, the downtown core, and LRT stations. This bright and stylish unit has been thoughtfully updated over the past few years, bringing it back to life with modern finishes and a fresh inviting feel. As soon as you step inside, youâ€™ll notice the updated modern vinyl plank flooring that flows seamlessly through the unit and the pride of ownership thatâ€™s evident in every detail. The smartly designed floor plan separates the living, dining, and kitchen area from the bedrooms, laundry, and 4-piece bath creating a functional layout with plenty of closet space for storage. The heart of this home is the stunning chefâ€™s kitchen that was recently renovated in 2025 with no details overlooked. Brand new quartz countertops, sleek white tile backsplash, new cabinet doors & drawers, stainless steel under mount sink, stylish faucet, and a new stove and microwave hood fan. Every finishing was carefully selected to create a space thatâ€™s both functional and luxurious. The kitchen opens up to a spacious dining area that can easily accommodate



casual meals or festive holiday gatherings. Adjacent, the cozy living room features a window and a wood burning fireplace that sets the perfect mood for relaxing evenings. Off to the side a versatile nook that can serve as an office, another dining area, or a workout space. The sliding patio door leads to a private patio space making it an ideal spot for relaxing or entertaining with space for a BBQ. The primary bedroom is tucked away for privacy, with a spacious secondary bedroom that can double as an office or guest room, plus in suite laundry and more closet space for storage. To top it off, enjoy the convenience of a secure underground parking stall and the comfort of a AC unit – making this a turnkey home you can move into and enjoy year round! Experience the ultimate downtown lifestyle with riverside serenity along with a fully renovated unit where modern comfort meets unbeatable location!

Built in 1978

Essential Information

MLS® #	A2260154
Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	895
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	7, 821 3 Avenue Sw
Subdivision	Downtown Commercial Core

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0H1

Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Wood
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	None
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	25
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
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