# \$239,900 - 15, 821 3 Avenue Sw, Calgary

MLS® #A2267372

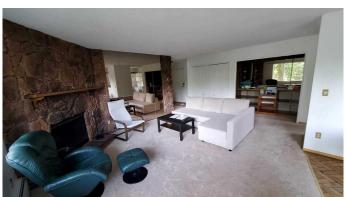
# \$239,900

2 Bedroom, 1.00 Bathroom, 970 sqft Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Click brochure link for more details. Spacious and bright 2 bedroom condo located in the prestigious downtown area of West Eau Claire facing Prince's Island Park across from the Bow River. Walk to work downtown, 3 blocks to C-train free-fare zone (both red/green lines), 1 block to the +15 indoor walkway. Street parking available near building. The road in front of the building is a one way/shared bike path, which is more convenient for local traffic, making this downtown location quiet. 5 appliances including: in suite washer/dryer, dishwasher, stove/oven, fridge. Balcony off the dining room with room for a barbecue. Wood burning Fireplace in a very spacious living-room with huge windows. Built-in computer workstation/entertainment center in living room. Large windows in all rooms including the kitchen to maximize natural lighting. Closet organizers (California Closets). Plenty of storage space in the unit, professionally managed building with security access card. This 2nd floor unit in west Eau Claire provides fantastic access to the Bow River, Calgary pathways (pedestrian & bike), summer/music festivals, the arts scene, the thriving downtown shopping (Banker's Hall, TD Square the Core) the new Calgary public library and the many restaurants (award winning Alforno café and bakery, Buchanan's etc.) in the district. The Peace Bridge is merely 2 blocks away leading into the eclectic Kensington district and the major financial and business offices in the hub of







Calgary. Transportation & Parking Choices: C-train free fare zone, e-bikes & e-scooters, car sharing, street parking, city parking lot across the street. 1 Reserved Indoor heated parking in building is included. 1 extra reserved storage unit in the garage is also available.

#### Built in 1978

#### **Essential Information**

MLS® # A2267372 Price \$239,900

Bedrooms 2 Bathrooms 1.00

Full Baths 1
Square Footage 970

Acres 0.00 Year Built 1978

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 15, 821 3 Avenue Sw

Subdivision Downtown Commercial Core

City Calgary
County Calgary
Province Alberta
Postal Code T2P 0H1

#### **Amenities**

Amenities Other, Parking, Secured Parking

Parking Spaces 1

Parking Assigned, Heated Garage, Stall, Underground

#### Interior

Interior Features Built-in Features, Closet Organizers, No Animal Home, No Smoking

Home, See Remarks

Appliances Built-In Oven, Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Baseboard, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

# of Stories 4

Basement None

### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 28th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office Honestdoor Inc.

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