$312,500 - 101, 777 3 Avenue Sw, Calgary

$312,500

2 Bedroom, 2.00 Bathroom, 856 sqft
Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Discover exceptional value in this spacious 865 sq.ft., 2-bedroom, 1.5-bathroom home in The Pavilions of Eau Claire. Freshly painted and beautifully updated with brand new vinyl plank flooring and modern light fixtures, this move-in-ready unit offers comfort and convenience in the heart of downtown.

Located on the quiet main floor with only one adjacent neighbour, this home features air conditioning and a titled underground parking stall for your comfort and peace of mind.

Step inside to a welcoming foyer with a coat closet and a storage closet, plus a convenient half bathroom for guests. The kitchen is equipped with a brand-new stainless-steel French-door fridge with water and ice dispenser, along with a breakfast bar for casual meals and a dining area for more formal gatherings. Just off the kitchen, you'll find a spacious laundry and storage room with full-size washer and dryer. The open-concept living area is bathed in natural light and offers plenty of room to relax, with a cozy gas fireplace as its centerpiece.

The primary bedroom features a private ensuite bathroom and a generous walk-in closet. The second bedroom, which is closed off from the main living area with stylish barn doors, also has a walk-in closet â€" this room is ideal for a home office or comfortable guest space.
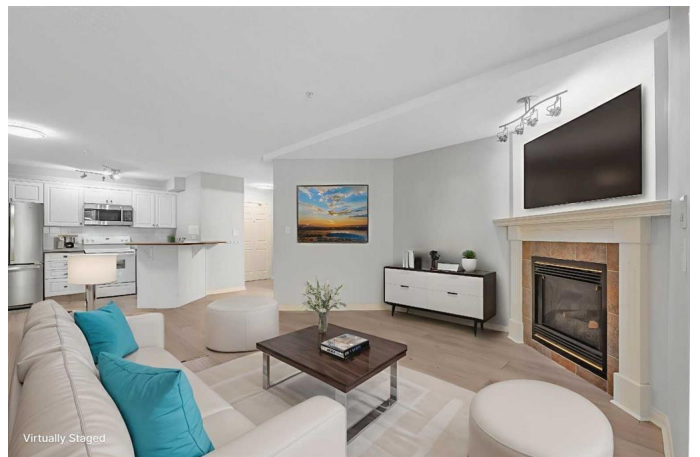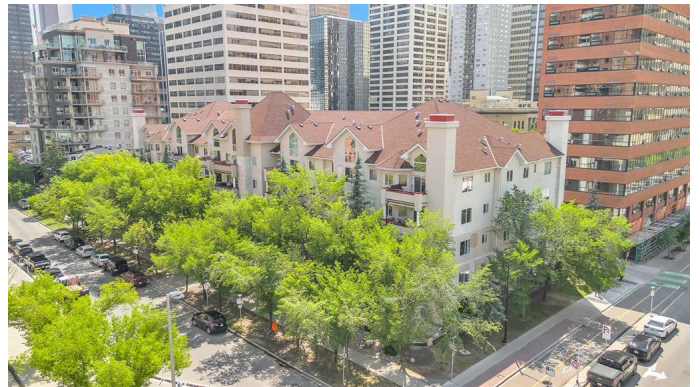
The Pavilions of Eau Claire is a well-managed building with a welcoming building entrance, heated underground parking, bike storage, a recreation room, and a secure camera/intercom system.

Enjoy unbeatable inner-city living in the highly sought-after Eau Claire neighbourhood, just steps from Buchananâ€™s Steakhouse, the Bow River pathways, beautiful green spaces, coffee shops, and all the vibrant amenities of downtown Calgary. Walk to work, explore the riverfront, and experience everything this incredible location has to offer.

This is a fantastic opportunity for those seeking affordable, low-maintenance living in one of Calgaryâ€™s most desirable inner-city communities.

Built in 1998

Essential Information

MLS® #	A2232689
Price	$312,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	856
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 777 3 Avenue Sw
Subdivision	Downtown Commercial Core

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G8

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Recreation Room, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s), Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	None
Roof	Asphalt Shingle, Membrane
Construction	Stone, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	40
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	2% Realty