

# \$238,500 - 5, 821 3 Avenue Sw, Calgary

MLS® #A2216902

**\$238,500**

2 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

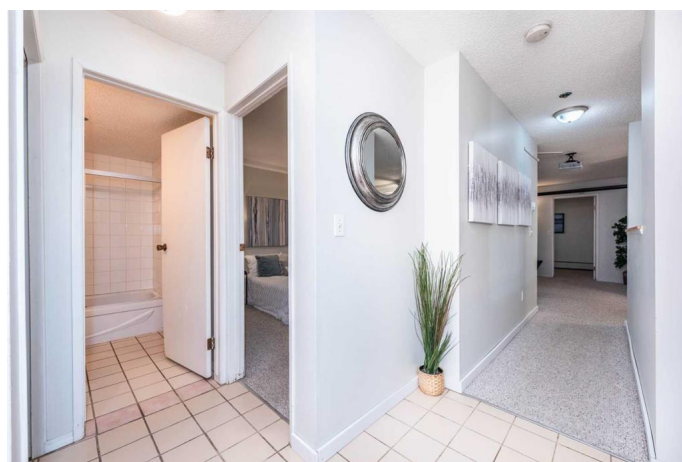
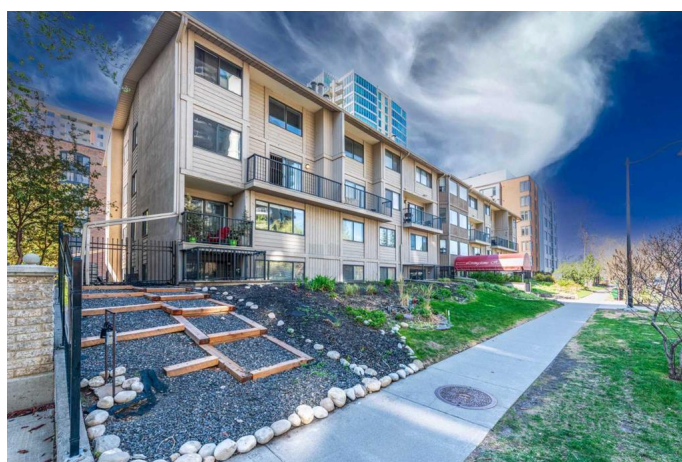
Located on the quiet, south side of Livingstone House in Eau Claire, looking into the courtyard, this large two bedroom, garden patio unit offers great potential! Ideal to renovate as it offers great square footage, start your investment portfolio or call it home! Features include a huge 200 SF ground level patio looking into the private fenced courtyard, kitchen with ample counter space and lots of cabinets and newer fridge, dining room with mirrored feature wall, corner fireplace in the living room, 4 piece bath and 2 bedrooms, not side by side but in a split design â€“ great for room mates! In-suite laundry with newer washer & dryer and extra storage is so convenient, and one underground parking stall is included. The location has all you need â€“ walkable to all that downtown has to offer, Peace Bridge, Princeâ€™s Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway â€“ your outdoor enjoyment is a moment away! The +15 downtown indoor network is a few blocks away. It doesn't get much more convenient than this sought after location! Pet friendly building with board approval (size restrictions) â€“ book your viewing today!

Built in 1979

## Essential Information

MLS® #

A2216902



Price	\$238,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	5, 821 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0H1

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
# of Stories	4

### Exterior

Exterior Features	None
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	1
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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