

# \$259,900 - 11, 821 3 Avenue Sw, Calgary

MLS® #A2262312

**\$259,900**

2 Bedroom, 1.00 Bathroom, 937 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

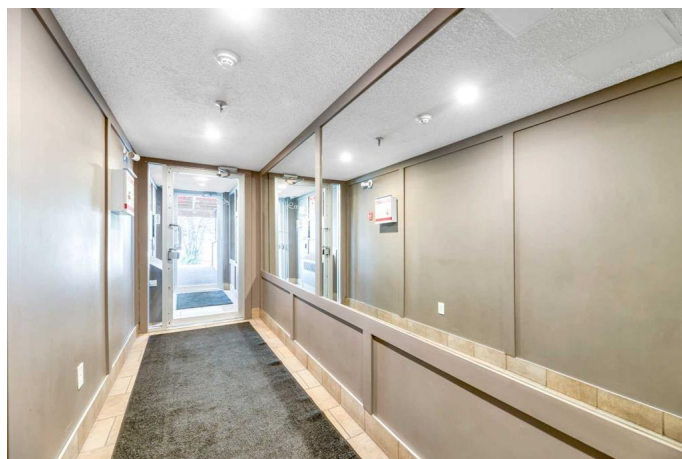
Recently updated, move-in ready, 2 bedroom end unit condo in a vibrant community just steps away from the Bow river pathway system, Eau Claire Market and Prince's Island Park plus a short walk to downtown offices. Take the elevator directly to your door and step into a spacious, bright open plan. The covered deck is private and has good views of the tree lined street(vs the back alley). Put your feet up and relax in front of the wood burning fireplace in the living room, with a great bar for entertaining and extra storage. The dining room has lots of room for hosting with a trendy light fixture and patio sliders to the balcony. The kitchen has been updated with lots of counter space and numerous white cabinets. The primary bedroom is large with a his/her closets and the second bedroom could also double as a home office. In-suite laundry, heated underground parking and additional storage locker makes this condo a WINNER in every respect. The building is well managed and is nice and quiet. Simply a wonderful, beautifully updated condo in an unbelievable location, allowing you to stroll along the river, sip coffees at the amazing nearby cafes. GREAT VALUE AND IMMEDIATE POSSESSION!!

Built in 1978

## Essential Information

MLS® #

A2262312



Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	11, 821 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0H1

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Boiler, Hot Water, Natural Gas, Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	4

### Exterior

Exterior Features	None
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Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

**Additional Information**

Date Listed	October 9th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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