



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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206, 777 3 Avenue SW  
Calgary, Alberta

MLS # A2248976



\$359,000

|             |               |            |                 |
|-------------|---------------|------------|-----------------|
| Heating:    | Baseboard     | Water:     | -               |
| Floors:     | Laminate      | Sewer:     | -               |
| Roof:       | -             | Condo Fee: | \$ 608          |
| Basement:   | -             | LLD:       | -               |
| Exterior:   | Wood Frame    | Zoning:    | DC (pre 1P2007) |
| Foundation: | -             | Utilities: | -               |
| Features:   | Breakfast Bar |            |                 |
| Inclusions: | na            |            |                 |

This two bedroom / two full bath condo is located in the eau claire district of west downtown and steps from the Bow River, pathways, parks, and shopping/dining options - A well managed, 5 storey building with attractive landscaping and on a quiet street. Unit comes with a titled underground parking stall right next to the stairway, plus visitor and on street parking available. Features updated flooring, gas fireplace, ensuite bath and walk-in closet, in suite full size washer and dryer, and a large balcony with gas bbq hookup, and a separate storage room accessed from the balcony. Well worth viewing. 206, 777 3rd Ave SW.