

# \$244,900 - 11, 821 3 Avenue Sw, Calgary

MLS® #A2262312

**\$244,900**

2 Bedroom, 1.00 Bathroom, 937 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

**BIG PRICE ADJUSTMENT!!** Recently updated, move-in ready, 16+ building, 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          | \$244,900         |
| 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           | Baseboard, Boiler, Hot Water, Natural Gas                                 |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Living Room, Wood Burning                                                 |
| # of Stories      | 4                                                                         |

### Exterior

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 12                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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