

\$369,999 - 306, 777 3 Avenue Sw, Calgary

MLS® #A2248411

\$369,999

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to the heart of Eau Claire living! This beautifully appointed 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, style, and location. Enjoy a cozy evening by the gas fireplace in the spacious living room or step out onto your private balcony to take in the vibrant downtown energy.

Located in Calgary's sought-after Eau Claire district, you're just steps from the Bow River pathways and Prince's Island Park—a truly unbeatable location for both relaxation and urban lifestyle.

Additional features include heated underground parking and in-suite laundry. Whether you're downsizing, investing, or looking for a new place to call home, this condo offers it all in one of Calgary's most desirable neighbourhoods. Come see what Eau Claire living is all about!

Built in 1998

Essential Information

MLS® #	A2248411
Price	\$369,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	1998



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	306, 777 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G8

Amenities

Amenities	Elevator(s), Recreation Room
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Laminate Counters, Track Lighting
Appliances	Dishwasher, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	August 31st, 2025
Days on Market	73
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.