

\$239,900 - 15, 821 3 Avenue Sw, Calgary

MLS® #A2267372

\$239,900

2 Bedroom, 1.00 Bathroom, 970 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Click brochure link for more details. Spacious and bright 2 bedroom condo located in the prestigious downtown area of West Eau Claire facing Prince's Island Park across from the Bow River. Walk to work downtown, 3 blocks to C-train free-fare zone (both red/green lines), 1 block to the +15 indoor walkway. Street parking available near building. The road in front of the building is a one way/shared bike path, which is more convenient for local traffic, making this downtown location quiet. 5 appliances including: in suite washer/dryer, dishwasher, stove/oven, fridge. Balcony off the dining room with room for a barbecue. Wood burning Fireplace in a very spacious living-room with huge windows. Built-in computer workstation/entertainment center in living room. Large windows in all rooms including the kitchen to maximize natural lighting. Closet organizers (California Closets). Plenty of storage space in the unit, professionally managed building with security access card. This 2nd floor unit in west Eau Claire provides fantastic access to the Bow River, Calgary pathways (pedestrian & bike), summer/music festivals, the arts scene, the thriving downtown shopping (Banker's Hall, TD Square the Core) the new Calgary public library and the many restaurants (award winning Alforno caf   and bakery, Buchanan's etc.) in the district. The Peace Bridge is merely 2 blocks away leading into the eclectic Kensington district and the major financial and business offices in the hub of



Calgary. Transportation & Parking Choices:
C-train free fare zone, e-bikes & e-scooters,
car sharing, street parking, city parking lot
across the street. 1 Reserved Indoor heated
parking in building is included. 1 extra
reserved storage unit in the garage is also
available.

Built in 1978

Essential Information

MLS® #	A2267372
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	15, 821 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0H1

Amenities

Amenities	Other, Parking, Secured Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Stall, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking
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	Home, See Remarks
Appliances	Built-In Oven, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Honestdoor Inc.
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