$499,900 - 504, 777 3 Avenue Sw, Calgary

MLS® #A2232943

$499,900

2 Bedroom, 2.00 Bathroom, 1,279 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Spectacular Top-Floor Penthouse in the Pavilions of Eau Claire with unparalleled prime northwest corner location! Exceptional condominium home with air conditioning, loft, soaring-high cathedral ceilings, many large bright corner windows, plenty of natural light and thoughtfully designed open-concept layout that seamlessly connects the kitchen, dining and living areas making it perfect for entertaining or home relaxation! Beautifully appointed and upgraded condo with hardwood & tile floors, granite counter-tops throughout, custom privatized Hunter-Douglas blinds with black-out features and both bathrooms have been completely renovated. Large northwest corner balcony with BBQ gas-line, brand new air conditioning unit, partial views of Peace Bridge and handy secure storage room. Spacious primary bedroom has large bay window, 3 pce ensuite bathroom with rain shower, walk-in closet and guest bedroom is conveniently located next to 4 pce main bathroom. Enjoy the corner gas fireplace and large versatile loft overlooking the living area that can be used as a family or recreation room! Comes with large separate laundry room with storage, European washer/dryer combo, under-stairs storage and " 2 CHOICE UNDERGROUND TITLED PARKING STALLS " #80, #134(with storage cage) BOTH conveniently located next the elevator! This special home boasts the largest floor plan, finest location and best parking stalls in the building!! The ever popular Pavilions of Eau

Claire offers a secure entrance lobby with seating area, main floor party/billiard room, secure underground titled parking & bike storage and visitor pass parking on the south side of the building. Exceptional heart of Eau Claire location nestled along the south bank of the Bow River, close to the world-class pathway system, beautiful Prince's Island Park and walking paths, close to great restaurants and fine dining, Buchanan's chop house & whisky bar is across the street, half-block to the outstanding Alforno bakery & cafe and just a short walk to Light Rail Transit and transportation, Peace Bridge, Kensington shops, Safeway and Calgary's vibrant city center. Enjoy downtown urban living at it's finest!

Built in 1998

Essential Information

MLS® #	A2232943
Price	$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

Community Information

Address	504, 777 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2P 0G8

Amenities

Amenities	Elevator(s), Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Titled, Underground, Secured

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Natural Gas, Hot Water
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Tile, Mantle
# of Stories	5

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	June 25th, 2025
Days on Market	14
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate