

# \$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 |
|-------------------|------------------------------------------------------------------|

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 | 8                  |
| Zoning         | DC (pre 1P2007)    |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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