

**510, 108 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2144104**



**\$134,900**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Loft/Bachelor/Studio		
<b>Size:</b>	359 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** No Animal Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 389

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** None

Excellent location - This Studio apartment located in the centre of Chinatown with only steps away to the public transit, restaurants, banks, shopping, Prince's Island Park and Bow river. This unit has a good size living room with private balcony and in-suite storage/pantry. This is an extremely affordable unit as its condo fee includes water, heat & electricity. You can walk to work and enjoy the urban living for cheaper than renting! This condo unit is ideal for someone working in downtown, first-time homeowners, investors, and retirees who want to live closeby the amenities in downtown. Don't miss the opportunity to own this affordable little downtown condo unit!