

**504, 116 3 Avenue SE**  
**Calgary, Alberta**

**MLS # A2192833**



**\$127,000**

<b>Division:</b>	Chinatown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	355 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate, Tile, Wood

**Roof:** Asphalt/Gravel

**Basement:** -

**Exterior:** Brick

**Foundation:** -

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 401

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** n/a

Location! Location! Location! Don't miss this incredible opportunity to own an one bedroom condo in the heart of Calgary's vibrant Chinatown, offering breathtaking Bow River and city skyline views. This well-maintained 1-bedroom, 1-bathroom unit spans over 355 sq. ft. and is perfect for first-time home buyers, investors, or those looking to downsize. Featuring a North-facing balcony, this bright and functional space ensures both comfort and convenience, with ALL utilities (heat, water, sewer and electricity) included in the condo fees, making budgeting effortless. Situated just steps from the Bow River, enjoy scenic river walks, biking paths, and outdoor leisure. The prime downtown location provides easy access to top-rated restaurants, bakeries, supermarkets, banks, and excellent transit connectivity, while being just minutes from Prince's Island Park, Superstore, shopping, and entertainment. Whether you're looking for a great rental investment or your first home, this is a fantastic opportunity in a highly sought-after location. Only asking for \$127,000.