

# \$119,500 - 504, 116 3 Avenue Se, Calgary

MLS® #A2192833

**\$119,500**

1 Bedroom, 1.00 Bathroom, 355 sqft

Residential on 0.00 Acres

Chinatown, Calgary, Alberta

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 \$119,000, you probably need cash to purchase because of the size under 400 sqft.

Built in 1981

## Essential Information

MLS® # A2192833

Price \$119,500



|                |                |
|----------------|----------------|
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 355            |
| Acres          | 0.00           |
| Year Built     | 1981           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 504, 116 3 Avenue Se |
| Subdivision | Chinatown            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2G 5A9              |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Coin Laundry, Elevator(s) |
| Parking   | None                      |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                            |
| Appliances        | Range Hood, Refrigerator, Electric Stove, Window Coverings |
| Heating           | Baseboard, Natural Gas                                     |
| Cooling           | None                                                       |
| # of Stories      | 10                                                         |

### Exterior

|                   |                |
|-------------------|----------------|
| Exterior Features | Balcony        |
| Roof              | Asphalt/Gravel |
| Construction      | Brick          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 89                  |
| Zoning         | DC                  |

**Listing Details**

Listing Office                      First Place Realty

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