

# \$129,800 - 606, 108 3 Avenue Sw, Calgary

MLS® #A2210646

**\$129,800**

1 Bedroom, 1.00 Bathroom, 362 sqft

Residential on 0.00 Acres

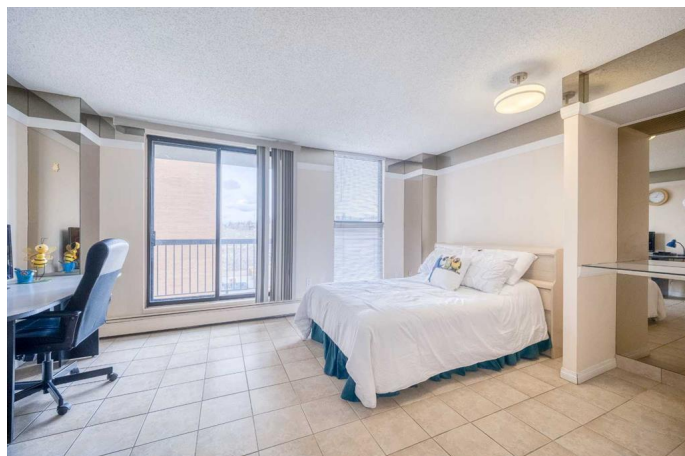
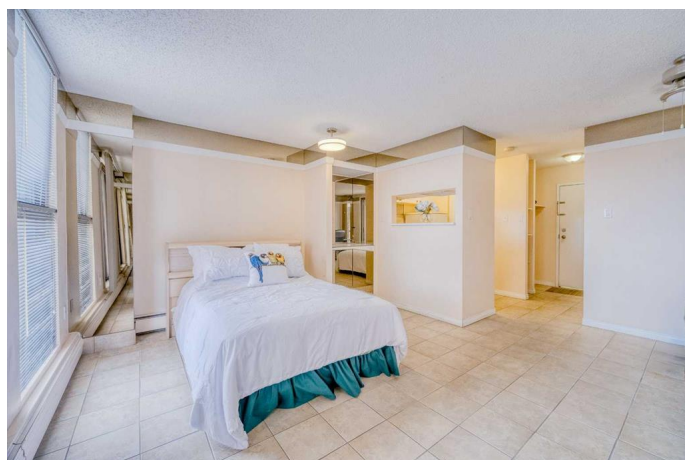
Downtown Commercial Core, Calgary, Alberta

Welcome to Unit #606 at 108 3 Ave SW – 5 Harvest Plaza! Located in the heart of Chinatown, this cozy and affordable studio condo offers stunning Bow River views from its spacious balcony. The bright kitchen features tile flooring, newer appliances, and lots of cabinets, providing ample storage and functionality. The unit also includes a 4-piece bathroom with in-suite washer and a generous storage room for added convenience. Enjoy the unbeatable location – no more long commutes! Walk to work and explore some of Calgary’s best restaurants, shops, and cultural spots, all just steps from your door. With public transit nearby, getting around the city is a breeze. Low condo fees cover all utilities – including electricity – making this an excellent value for urban living. Whether you're a first-time buyer, investor, or simply looking for a low-maintenance lifestyle, this is a fantastic opportunity. Don’t miss out on making this charming downtown studio your new home!

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2210646  |
| Price      | \$129,800 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 362               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 606, 108 3 Avenue Sw     |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 0E7                  |

### Amenities

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

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| # of Stories      | 11                                                                 |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony              |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | DC               |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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