

780-380-6207  
meghan@meghanrobinson.net

1108, 108 3 Avenue SW  
Calgary, Alberta

MLS # A2200442



**\$139,800**

Division:	Chinatown		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	380 sq.ft.	Age:	1977 (48 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/z

Welcome to this stylish and fully renovated micro-studio, perfectly situated in one of Calgary's most vibrant and walkable communities. Located on the 11th floor, this thoughtfully designed unit offers a smart, efficient layout with peekaboo views of the Bow River and riverbank. Just steps from some of the city's best eateries, cultural events, transit, and the picturesque Bow River pathways, this location is unbeatable! Whether you're a first-time buyer looking to enter the market or an investor seeking a prime rental opportunity, this unit offers exceptional value in a sought-after downtown setting. Don't miss your chance to own a beautifully updated micro condo in a coveted location—schedule your private showing today!