

# \$120,000 - 1209, 108 3 Avenue Sw, Calgary

MLS® #A2250062

## \$120,000

1 Bedroom, 1.00 Bathroom, 376 sqft  
Residential on 0.00 Acres

Chinatown, Calgary, Alberta

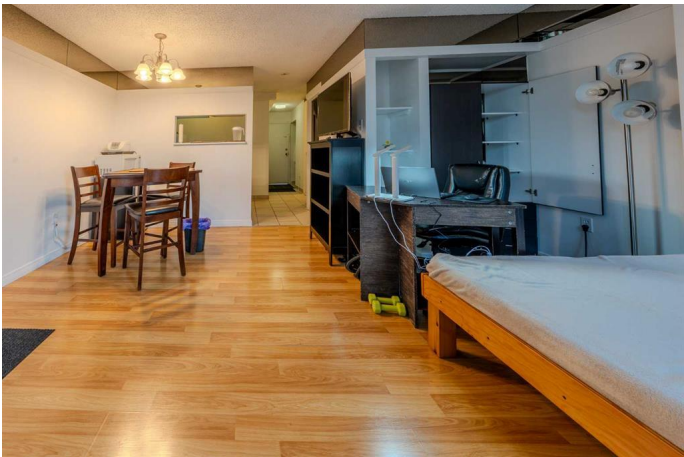
Welcome to this studio condo on the 12th floor, located in the heart of Calgary’s vibrant Chinatown! This open-concept unit offers a practical layout and plenty of natural light, making it a comfortable and functional living space. Enjoy the unbeatable location with quick access to restaurants, shops, cultural attractions, the Bow River pathways, and the downtown core. Perfect for first-time buyers, students, or investors looking for a low-maintenance property in a highly walkable area. \*\*\*There is a possibility of bed bug activity from neighbouring units.\*\*\*

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250062    |
| Price          | \$120,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 376         |
| Acres          | 0.00        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 1209, 108 3 Avenue Sw |
| Subdivision | Chinatown             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 0E7               |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | Elevator(s) |
| Parking   | None        |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan                                  |
| Appliances        | Bar Fridge, Washer, Built-In Electric Range, Built-In Refrigerator |
| Heating           | Baseboard                                                          |
| Cooling           | None                                                               |
| # of Stories      | 12                                                                 |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 11                |
| Zoning         | DC (pre 1P2007)   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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