

912, 738 3 Avenue SW  
Calgary, Alberta

MLS # A2158461



**\$209,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	527 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Post & Beam	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Jetted Tub, Laminate Counters, No Smoking Home, Recreation Facilities		

**Inclusions:** N/A

Experience the best of urban living in this charming one-bedroom condominium located in the vibrant Eau Claire neighbourhood of Calgary, Alberta. Situated just moments from the scenic beauty of Prince's Island Park and the picturesque Bow River, this home is perfectly positioned for those who enjoy the tranquility of nature without sacrificing the convenience of city living. This delightful south-facing unit is positioned on the 9th floor, offering a unique blend of privacy and accessibility within the building. Bathed in natural sunlight during the afternoon, the space feels clean and bright, making it a perfect retreat after a busy day. Inside, the condo boasts stylish granite countertops that add a touch of luxury to the functional and well-appointed kitchen. Whether you're an aspiring chef or simply enjoy entertaining, the kitchen provides a welcoming space to cook, gather, and relax. Offering exceptional value in one of Calgary's most sought-after districts, this condo is an excellent opportunity for first-time buyers, downsizers, or investors. Its proximity to downtown amenities, including shops, restaurants, and entertainment venues, along with easy access to major thoroughfares and public transportation, makes it an ideal choice for anyone looking to immerse themselves in the vibrant lifestyle of Calgary. Don't miss out on the chance to own this lovely condo in Eau Claire, where every convenience is just around the corner, and nature's beauty is at your doorstep. In unit laundry is possible with approval.