

1401, 738 3 Avenue SW
Calgary, Alberta

MLS # A2179038



\$220,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	503 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Open Floorplan, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: \$ 508

LLD: -

Zoning: DC

Utilities: -

Inclusions: Light Fixtures, Hood Fan

Welcome to Prince's Crossing, a condominium that truly has it all! This 14th-floor, south-facing one-bedroom home features a modern open-plan design with stunning skyline views from a spacious balcony. The sunny exposure ensures the home is filled with natural light throughout the day. Inside, you'll find a spacious bedroom, a large storage room with shelves, modern open concept kitchen and the convenience of an in-unit dual washer/dryer. With assigned parking(C 21) and condo fees covering ALL utilities, this condo is as practical as it is charming. The building offers fantastic amenities including a gym, steam room, party room, 24-hour concierge, and a bicycle storage room. , You can enjoy direct access to a mini mart, Montessori daycare, and the Willow Beauty Bar to get pampered. . The location is unbeatable—just steps away from Peace Bridge, Prince's Island Park, Buchanan's Chop House, Alforno Bakery, and a lot more. Plus, a 10-minute walk takes you to the vibrant Kensington area, where you can enjoy some of Calgary's best dining, shopping, and entertainment. Don't miss the opportunity to make this lovely condo your own!