

1407, 738 3 Avenue SW
Calgary, Alberta

MLS # A2179041



\$230,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	869 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 985
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: Light Fixtures

This beautifully updated large two-bedroom condo offers a modern and stylish living space with recent renovations, including newer vinyl flooring, refreshed cabinetry, and a stunning backsplash, all updated in 2023. The kitchen is complete with a dishwasher for added convenience. Enjoy breathtaking views of the mountains, city skyline, and river from the expansive wraparound balcony, perfect for relaxing or entertaining. Inside, you'll find a spacious layout with a large storage room and the convenience of an in-unit washer/dryer combo. With assigned parking (B42) and condo fees covering ALL utilities, this condo combines practicality with beauty. Underground parking makes this home complete. The building features fantastic amenities, including a gym, steam room, party room, 24-hour concierge, and bicycle storage. You'll enjoy direct access to a mini mart, Montessori daycare, and the Willow Beauty Bar. The location is unbeatable—just steps away from Peace Bridge, Prince's Island Park, Buchanan's Chop House, Alforno Bakery, and more. A short 10-minute walk will take you to the vibrant Kensington area, filled with Calgary's best dining, shopping, and entertainment. Don't miss your chance to own this incredible condo—schedule a viewing today!