

1105, 738 3 Avenue SW  
Calgary, Alberta

MLS # A2179253



**\$215,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	551 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Open Floorplan, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 524

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** Light Fixtures

Welcome to this lovely one-bedroom condo, offering the perfect blend of modern living and convenience. Situated in a prime location of EAU CLAIRE, this unit boasts an open-plan layout, allowing for a spacious, airy feel throughout. The highlight of this home is the breathtaking view from the private balcony, where you can enjoy the stunning city skyline, creating the ideal backdrop for relaxing or entertaining. The well-appointed kitchen and living area seamlessly flow together, making the space perfect for both everyday living and hosting guests. With the added convenience of an in-unit washer/dryer combo, you'll appreciate the ease of doing laundry right at home. The condo fees include all utilities, even ELECTRICITY. This building offers an impressive array of amenities designed to enhance your lifestyle. Stay fit and unwind in the fully equipped gym and steam room, or treat yourself to a day of pampering with direct access to the Beauty Bar Spa, conveniently located within the building. For families, a Montessori daycare center is also on-site, making it easy to balance work and life. Convenient Mini Market is just steps away, along with Buchanan Steak House and famous Alfonso bakery to satisfy all your culinary cravings. Walking distance to the nearby river, Princes Island Park, trendy Kensington, This condo is the perfect blend of comfort, convenience, and style, offering a sophisticated lifestyle in the heart of the city. Book your private tour today and experience the best of urban living!