

1114, 738 3 Avenue SW
Calgary, Alberta

MLS # A2179259



\$260,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,134 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,223
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Light Fixtures

Welcome to this fabulous expansive 3-bedroom condo, where thoughtful design and ultimate convenience come together. Located in the highly desirable Eau Claire neighborhood, this home features an open-concept layout, with a spacious kitchen that enhances the bright, airy feel throughout. The standout feature of this unit is the private balcony, offering captivating views of the city—an ideal spot for relaxing or entertaining. The well-designed kitchen seamlessly connects to the living and dining area, creating an inviting space, perfect for both everyday living and hosting guests. With the added benefit of an in-unit washer/dryer combo, you’ll appreciate the convenience of handling laundry without leaving home. Your condo fees cover all utilities, including ELECTRICITY, ensuring a worry-free living experience. The building offers a variety of amenities designed to complement your lifestyle, including a fully equipped gym, steam room, and the Beaty Bar Spa, conveniently located within the building. Families will appreciate the on-site Montessori daycare center, which makes balancing work and home life a breeze. Convenience is key, with a mini market just steps away and popular spots like Buchanan Steak House and the renowned Alfonso Bakery right at your doorstep. Plus, enjoy easy access to the river, Prince Island Park, and the vibrant Kensington neighborhood—all within walking distance. This condo offers the perfect blend of comfort, style, and practicality, presenting an exceptional urban lifestyle in the heart of the city. Book your private tour today and experience all that this remarkable home has to offer!