

407, 738 3 Avenue SW
Calgary, Alberta

MLS # A2180997

\$214,000



Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	547 sq.ft.	Age:	1981 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: None

Welcome to the heart of Eau Claire, one of Calgary's most desirable downtown districts. This south-facing 4th floor condo is a perfect mix of convenience, comfort, and style. Offering 1 bedroom, 1 bathroom, this spacious unit is in a well-constructed concrete highrise with numerous amenities such as heated, secured underground parking, 24 hour onsite security, and full recreational facilities. Entire unit has been freshly repainted, and it boasts stainless steel appliances that are less than two years old. The open concept kitchen features a breakfast bar that flows into a large dining area and onto a generous sized balcony, providing stunning SW downtown and partial mountain views. The huge bedroom has a large closet that also overlooks the city, ensuring spectacular views from every corner of this space. The building, Prince's Crossing, offers top-notch amenities, including an indoor gym with a sauna/steam room, full service locker rooms, a party room, and secured bike storage. A large coin laundromat is conveniently located on the main floor. Access to a minimart, Montessori daycare, and hair salon, all without needing to step outside. An assortment of pubs and restaurants right at your doorstep, easy walk to the Bow River, Calgary's famous Peace Bridge, and the city's expansive pathway system. Prince's Island Park is just a block away, and trendy Kensington is within a comfortable walking distance. The condo fees cover all utilities—electricity, heat, water, and more—as well as services like snow removal, trash collection, insurance, and common area maintenance. This is urban living at its finest, ideal for those who want to enjoy Calgary's downtown lifestyle while being close to nature. No Pet and No Smoking Home. Vacant and ready for immediate possession.