

704, 738 3 Avenue SW  
Calgary, Alberta

MLS # A2199966



**\$205,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	537 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Carpet, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 477

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** Furniture, ask Sellers agent for details.

All you need in a Great Location, on the west side of Eau Claire in the Princes Crossing. First time buyers come view this open floor plan. It is a great place to entertain friends and family with the nice kitchen opening up to the living area which leads onto a south facing balcony. Great for summer BBQs. Closet organizer in bedroom, in-suite storage, a European Combo washer/dryer unit, fridge, stove and dishwasher included, and comes with assigned heated underground parking rounds out all the options you need. The Building is close to waterfront trail for a nice walk along the Bow river. Plenty of shopping and restaurant in the downtown district. Centrally located close to the Plus 15 walkway makes this cozy unit easy to live/work downtown. Great inner city investment! Conceigre and security at the front entrance, Exercise Gym, dry-cleaning, daycare services, beauty/hair salons and a mini market all in the comfort of your building. Call your favourite Realtor today to book a viewing. This can also make a great investment property as well with All Furniture included and it rents out quickly!