

\$219,995 - 307, 738 3 Avenue Sw, Calgary

MLS® #A2208204

\$219,995

1 Bedroom, 1.00 Bathroom, 556 sqft

Residential on 0.00 Acres

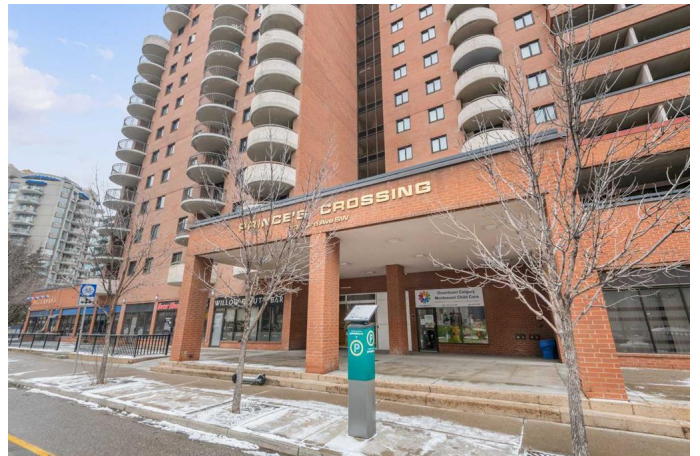
Eau Claire, Calgary, Alberta

Rare Opportunity in Eau Claire â€“ Stylish 1-Bedroom Condo with All-Inclusive Utilities! Discover this bright and inviting south-facing 1-bedroom unit in the sought-after Princeâ€™s Crossing building, located in the heart of Eau Claireâ€™one of Calgaryâ€™s most desirable neighborhoods. This unit features a spacious open floor plan, fresh paint, and brand-new flooring, along with a private balcony and a convenient in-suite storage room. Enjoy the ease of 1 covered parking stall and the option to install an in-suite washer/dryer combo (with board approval). The building offers top-tier amenities, including 24/7 concierge security, a fitness center, bike storage, a party room, and more! Step outside and explore Princeâ€™s Island Park, the Bow River pathways, shopping, dining, and transitâ€™just moments from your door. Plus, with ALL UTILITIES (water, electricity, and heat) included in the condo fee, your monthly costs are predictable and hassle-free. Why rent when you can own for the same price? A fantastic long-term investment in a prime location. Units in this building sell fastâ€™act now!

Built in 1981

Essential Information

MLS® #	A2208204
Price	\$219,995
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	556
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	307, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Trash, Coin Laundry
Parking Spaces	1
Parking	Covered, Parkade

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 6th, 2025
Days on Market	6
Zoning	DC

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.