

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

MLS® #A2208204

**\$219,995**

1 Bedroom, 1.00 Bathroom, 556 sqft

Residential on 0.00 Acres

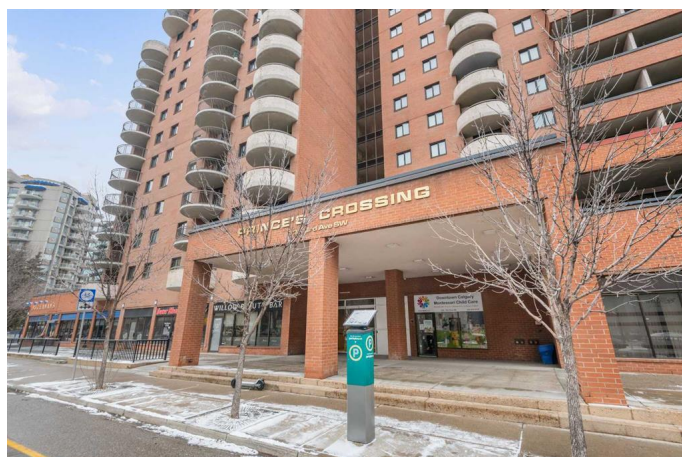
Eau Claire, Calgary, Alberta

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	Parkade, Covered

### 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	34
Zoning	DC

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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