

# \$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 – Stylish 1-Bedroom Condo with All-Inclusive Utilities! Discover this bright and inviting south-facing 1-bedroom unit in the sought-after Prince’s Crossing building, located in the heart of Eau Claire – one of Calgary’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 Prince’s Island Park, the Bow River pathways, shopping, dining, and transit – 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 fast – act now!

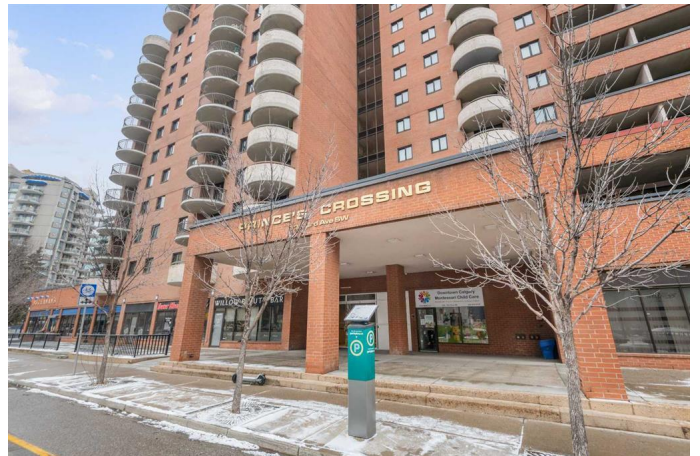
Built in 1981

## 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

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