

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

MLS® #A2208204

**\$219,995**

1 Bedroom, 1.00 Bathroom, 556 sqft

Residential on 0.00 Acres

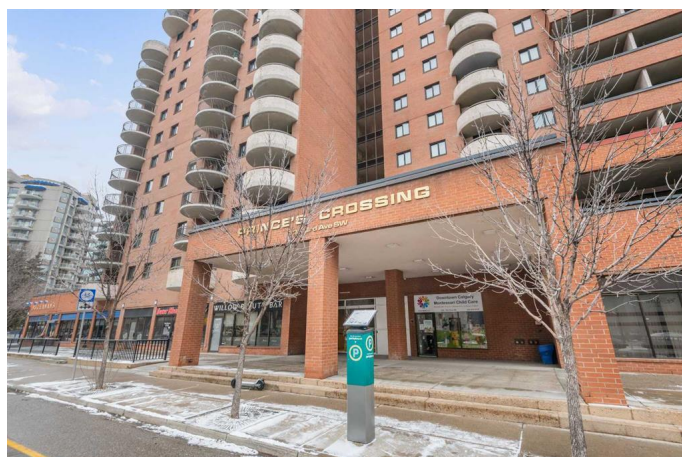
Eau Claire, Calgary, Alberta

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 | 11              |
| Zoning         | DC              |

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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