

# \$205,000 - 704, 738 3 Avenue Sw, Calgary

MLS® #A2199966

## \$205,000

1 Bedroom, 1.00 Bathroom, 537 sqft

Residential on 0.00 Acres

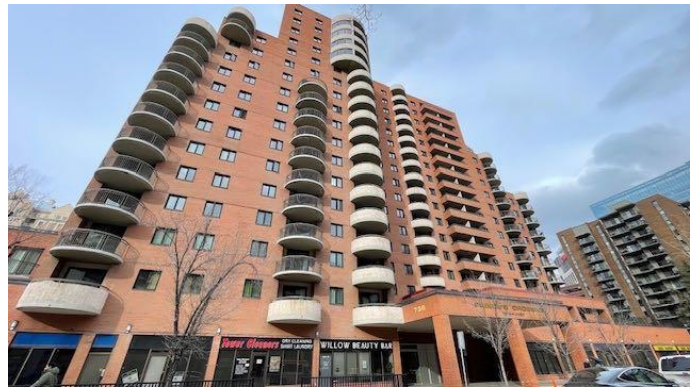
Eau Claire, Calgary, Alberta

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!

Built in 1981

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2199966  |
| Price    | \$205,000 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 537               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 704, 738 3 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 0G7              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Coin Laundry, Day Care, Secured Parking |
| Parking Spaces | 1   |
| Parking        | Assigned, Underground, Parkade  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home                                  |
| Appliances        | Dishwasher, European Washer/Dryer Combination, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 17  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 6               |

Zoning

DC

## **Listing Details**

Listing Office

Hope Street Real Estate Corp.

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