



GRASSROOTS
REALTY GROUP

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1609, 738 3 Avenue SW
Calgary, Alberta

MLS # A2220105



\$318,900

| | | | |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,157 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,271 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: n/a

Are you dreaming of more space and taking advantage of all the amazing inner city community of Eau Claire has to offer? This is the suite for you! With nearly 1200 SF, this NE CORNER, renovated suite with RIVER VIEWS offers the size you won't find in many other properties at this price point! Renovations include laminate flooring (Sept 2024), updated kitchen with granite counters, cherry-style cabinetry, new stainless steel appliances, island and ample cabinets and counter space. The nook is wrapped in windows with views north, south and east. The living room and dining area is huge and offers sliding door access to one of 2 balconies! Primary bedroom easily accommodates king-sized furniture and showcases a massive walk in closet and sliding patio door to the second balcony. Second bedroom and 4 pce bath PLUS additional in-suite storage room completes the package. The building's luxury amenities include a well-equipped gym, a steam room & full service locker room, stylish party/meeting room, and concierge service, while secure underground parking and bike storage adds peace of mind. Your urban lifestyle begins here - steps from the Bow River & Prince's Island Park, surrounded by picturesque riverside bike & running pathways, vibrant shops, restaurants and cultural attractions. Book your viewing today!