



GRASSROOTS
REALTY GROUP

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905, 738 3 Avenue SW
Calgary, Alberta

MLS # A2236209



\$250,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	748 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Electric, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Furniture negotiable

Beautiful 2 bedroom, 1 bath in West Eau Claire's Prince's Crossing! This fully furnished suite displays laminate flooring throughout. All furnishings can be included in the purchase price, televisions in both the living room and bedroom, a kitchen dining table, all the necessary kitchen amenities and appliances, a sectional sofa, glass coffee table, one queen size and one double size bed with ample closet room and extra storage space. Amazing South-facing city views on your walkout balcony which comes with a barbecue to enjoy cooking outside on those pleasant summer evenings. Your home at Prince's Crossing is an ideal location for taking a stroller or bike along the Bow River. Just steps outside you are within reach of Alforno Bakery & Cafe, Buchanan's chophouse, the mini-mart and town cleaners. Venture just a few blocks further and you have easy access to the C-train, bus stops, TD core, Stephens Avenue, Calgary public library along with endless shops and restaurants. This delightful two-bedroom is perfect for the working couple or individual looking to enjoy their time in the best spot Calgary can offer!