



314, 738 3 Avenue SW
Calgary, Alberta

MLS # A2293495



\$234,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 826
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: N/A

OPEN HOUSE TODAY: SUNDAY MARCH 15 Th. : 12:30 to 3:30 P.M. ***UPDATED stunning Maple Kitchen cabinets,TILE Flooring ,updated BATHROOM with updated fixtures and TILE FLOORING . Diningroom with Tile Flooring and LOTS of windows. BIG livingroom with beautiful wide plank laminate hardwood flooring ,sliding doors to covered balcony. Large master bedroom with wide plank hardwood flooring and second bedroom with same flooring . Large separate storage room. Foyer entry with TILE flooring . Heated underground parking stall B6 near elevator , on site security ,on site concierge,fully equipped Fitness centre,with His/Her steam room lockers showers,Big Laundry room,Bicycle storage,Party room,daycare in building,convenience store in building. In complex wellness centre, Beauty salon, Buchanan's Restaurant,Drycleaner,Montessori Child Care .Amazing amenities convenience .*** Cond Fee Includes Electricity. ***JUST steps to BOW RIVER PATHWAYS for walking and cycling,ICONIC Peace Bridge,Princess Island Park and ALFORNO Bakery & cafe. Short walk to Kensington and LRT station.