



711, 738 3 Avenue SW
Calgary, Alberta

MLS # A2294514



\$214,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	539 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: All Furniture currently in the home

WELCOME HOME to this quiet, and meticulously maintained apartment condo in Calgary's premier riverside community of Eau Claire! Perfect for a single professional, couple working downtown, weekend retreat, or investment property, this unit offers both comfort and convenience in an unbeatable location. Thoughtfully updated in 2013, renovations include rich walnut cabinetry in the kitchen and bathroom, stainless steel appliances, new backsplash and countertops, updated lighting and switches, fresh paint, door trim, baseboards, and elegant tile flooring throughout. A functional breakfast bar seamlessly connects the kitchen to the spacious living room—ideal for everyday living and entertaining. The generously sized primary bedroom features ample closet space, while the versatile storage/den area offers potential for conversion to in-suite laundry. Step outside to your tiled balcony—perfect for relaxing or summer barbecues. This unit includes a titled underground parking stall and low monthly condo fees of \$541, covering all utilities and access to exceptional amenities: a fully equipped fitness centre, sauna, bicycle storage, common laundry, concierge service (Mon—Fri, 8 AM—11 PM), and weekend security. Enjoy the added convenience of an on-site store, wellness centre, and restaurant, all just steps from the Bow River pathways, downtown offices, shopping, dining, and public transit. Don't miss your chance to own in one of Calgary's most desirable downtown communities! Be sure to check out the VIRTUAL TOUR link for hi-tech interactive floor plans, hi-def photos, and state of the art virtual tours where you can take a "walk" throughout the rooms of the property.