



1209, 738 3 Avenue SW
Calgary, Alberta

MLS # A2297829



\$189,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	520 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: -

Condo Fee: \$ 540

Basement: -

LLD: -

Exterior: Brick, Concrete

Zoning: DC (pre 1P2007)

Foundation: -

Utilities: -

Features: Breakfast Bar, Laminate Counters, Soaking Tub

Inclusions: N/A

City living in the heart of EAU CLAIRE! Located in Prince's Crossing, this 1-bedroom, 1-bathroom condo sits up on the 12th floor-offering both privacy and the energy of downtown just outside your door. The open-concept living and kitchen space is thoughtfully laid out for both everyday living and easy entertaining. Sliding doors lead to a private balcony, making it the perfect spot for your morning coffee or to unwind at the end of the day. The bedroom is tucked away for privacy and sits alongside a spacious 4-piece bathroom. The unit also offers generous in-suite storage, along with the potential to add a washer/dryer combo for added convenience. Condo fees include ****ALL UTILITIES-HEAT, WATER, and ELECTRICITY****making monthly costs simple and predictable. Residents of this well-maintained concrete building enjoy access to a fully equipped fitness centre with steam room, change rooms, concierge service, on-site daycare, coin laundry, and a ground-level convenience store. Step outside and enjoy immediate access to the Bow River pathways, including beautiful Eau Claire Park with its scenic walking and biking trails. With restaurants, shops, and the ongoing Eau Claire revitalization project underway, this location offers an exciting blend of established charm and future growth in one of Calgary's most desirable downtown communities. Ideal for first-time buyers, investors, or downsizers, this home offers a perfect blend of location, lifestyle, and value—don't miss this opportunity!