



402, 738 3 Avenue SW
Calgary, Alberta

MLS # A2303137



\$189,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	527 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Central, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame, Post & Beam	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: N/A

This south-facing 1-bedroom condo in Eau Claire offers 556 sqft of thoughtfully designed living space, ideal for professionals, investors, or those seeking the best of downtown living. Natural light floods the living space throughout the day, creating a warm and inviting atmosphere year-round. This building is situated, close to shopping and the Bow river to enjoy on hot summer day, just steps from Prince's Island Park, The comfortable sized bedroom and living room. The open-concept layout flows effortlessly through the kitchen, dining, and living areas — perfect for comfortable living or entertaining. Enjoy a tour through this well lit apartment featuring Quartz counter tops, good kitchen cabinets space and laminate wood floors. Fresh paint and new windows just few years ago. The building includes practical amenities such as an fitness facility, a laundry room with the option to install in-suite laundry, a daycare, and a convenient for everyday essentials.