



916, 738 3 Avenue SW
Calgary, Alberta

MLS # A2132286



\$259,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 723 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 763 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Steam Room | | |

Inclusions: Fob

Welcome to Prince's Crossing. Located on the 9th floor, this 2 bedroom unit has an open floor plan. It has been renovated with new counter tops, new lightings, new flooring, new bathroom and newly painted interior. Patio door off the living room to a large balcony with a panoramic view. This unit also has an assigned secured underground parking stall (B30) in P1. The building offers a party room, a bicycle storage room, a mini mart, a hair salon & a Montessori daycare. It has a gym room and a steam room on the 2nd floor, coin laundromat is on the main floor. 24 hours concierge/ security personnel service. The condo fee of \$762.62 includes electricity, heat, water, sewer, insurance, management, trash, common area maintenance, parking areas, snow removal and reserve fund contribution. Located close to Bow River walking paths, Peace Bridge, parks, recreation and cultural attractions, fine dining, coffee shops, etc. It's a great buy.