



1206, 738 3rd Avenue SW  
Calgary, Alberta

MLS # A2135362



**\$360,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	914 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 985
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Track Lighting, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Dishwasher, Bar Fridge, Range, Microwave, Washer/Dryer

BEAUTIFUL, FULLY RENOVATED & FULLY FURNISHED two bedroom condo with one of the NICEST BALCONIES in the building! #1206 is situated in Eau Claire on the SW corner of the "Prince's Crossing" building, just 2 blocks south of the Bow River. This recently renovated property was redesigned to be functional and modern, making wise use of every square inch of space. Appealing, timeless, durable, premium finishes were chosen including white quartz countertops, vinyl plank flooring, solid wood cabinetry with soft close hardware, plush carpet and matte black plumbing fixtures. New, top-quality appliances were selected including an added bar fridge, and rare range hood fan vented to the outside. An abundance of storage was purposely considered and includes extra cabinetry and custom floating shelving in the kitchen, a front entry closet, a primary bedroom walk-in-closet, laundry closet and an in-unit storage room. The large west facing windows off the dining and living room provide incredible views to the west and an abundance of sunlight. The extra-large balcony is perfect for entertaining or lounging as you enjoy the river views or watch the sunset. Amenities in the building include a fitness area, a coin laundry and concierge. Other businesses conveniently located in the building are a Montessori day care, mini market, dry cleaners and Buchanan's chop house. Eau Claire offers quick access to all the bicycle and walking paths along the Bow River and direct access via the Pedestrian bridges to Prince's Island Park; an urban oasis with festivals, gardens, picnic areas, playgrounds, restaurants and an on-leash dog park. Walk to one of the many outstanding, nearby restaurants and coffee shops in the neighbourhood or take the short walk across the river to Kensington. Condominium fees include: heat, electricity,

water/sewage, insurance & reserve fund contributions. This move-in ready HOME in the PERFECT DOWNTOWN LOCATION will provide it's new owner a Lifestyle of LUXURY, OUTDOOR RECREATION and CONVENIENCE!