



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

119, 738 3rd Avenue SW  
Calgary, Alberta

MLS # A2136024



**\$1,350,000**

Division: Eau Claire

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,515 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Rare Opportunity - Retail condo for sale at the Prince's Crossing. Located in the popular Eau Claire district, steps to Calgary's famous Peace Bridge on the Bow River, Calgary's City Pathway system, one block to Prince's Island Park, and an easy walk to trendy Kensington. Great location walking paths, shops, restaurants, and downtown entertainment venues. Unit is recently renovated and possibility to divide the unit into 2 units. Additional features include, underground heated one parking and 24 hour security. Please do not bother the business owner.