



**GRASSROOTS**  
REALTY GROUP

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613, 738 3 Avenue SW  
Calgary, Alberta

MLS # A2213162



**\$259,900**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 814
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to your new home in the heart of Eau Claire! Perched on the 6th floor, this bright and spacious 2-bedroom, 1-bathroom condo offers 826 sqft of open-concept living. Enjoy stunning views from your south-facing covered balcony, perfect for relaxing year-round. Inside, you'll find two generously sized bedrooms, a private kitchen that flows into a dining room surrounded by windows, and a stylish, fully furnished interior that's ready to move in. This unit also comes with an assigned parking stall and storage locker for added convenience. Located in a well-managed building with fantastic amenities including a gym, sauna, daycare, nail salon, and popular on-site restaurants. Plus, you're just steps from beautiful parks, the Bow River pathways, and everything downtown Calgary has to offer. Whether you're a first-time buyer, downsizing, or looking for a great investment—this one checks all the boxes!