

\$249,900 - 604, 738 3 Avenue Sw, Calgary

MLS® #A2112074

\$249,900

1 Bedroom, 1.00 Bathroom, 541 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

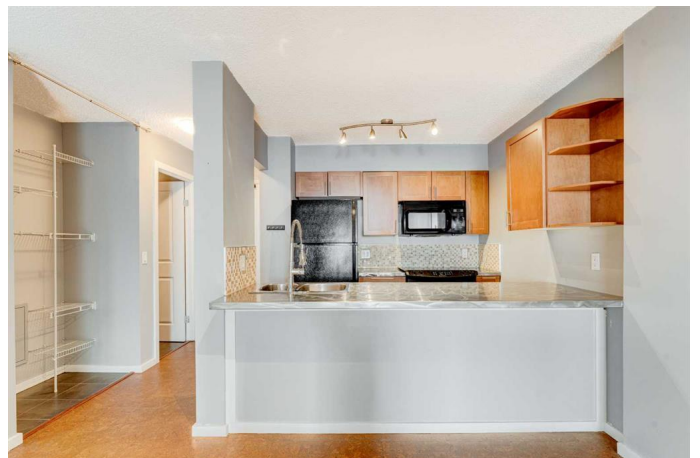
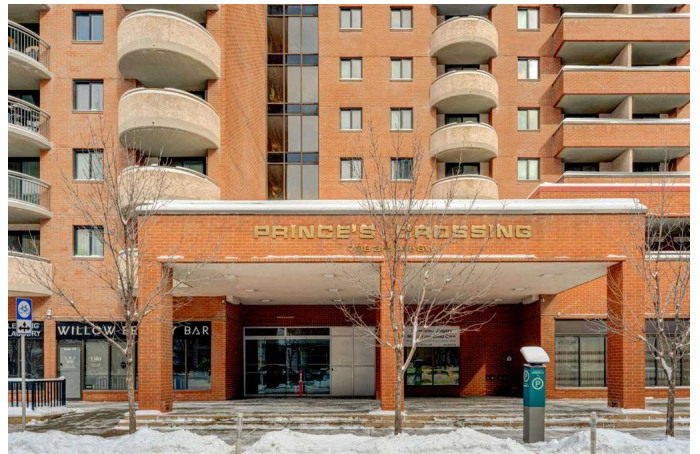
Welcome to the Prince's Crossing. This south facing 1 bed 1 bath condo features an open concept floor plan, a private patio with city views, plus a renovated kitchen and bath. Enjoy hosting your friends at the spacious island or enjoy the summer sun from your private south facing patio. This unit is one of the few that has been grandfathered in for a washer/dryer, plumbing already installed or use the convenient laundry bay on the main floor. This turn-key unit also offers 1 indoor assigned parking stall and low condo fees that include heat, water and electricity. The building itself has a ton of conveniences including a gym, a mini-mart convenience store, a hair salon, and a Montessori daycare. With a convenient location close to all the walking paths along the river, a quick block to Alforno for a latte and an abundance of green space at your fingertips, this is the perfect location for the downtown executive, student, and empty nesters who'll appreciate the convenience of the lock and leave lifestyle. The perfect opportunity for any investor, or first-time buyer. Easy to show, refer to agent remarks for more details.

Built in 1981

Essential Information

MLS® # A2112074

Price \$249,900



Sold Price	\$245,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	541
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	604, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

Amenities

Amenities	Coin Laundry, Elevator(s), Fitness Center, Laundry, Party Room, Secured Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	16

Exterior

Exterior Features	None
Lot Description	Corner Lot
Construction	Brick, Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	April 1st, 2024
Days on Market	27
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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