

\$259,888 - 513, 738 3 Avenue Sw, Calgary

MLS® #A2116149

\$259,888

2 Bedroom, 1.00 Bathroom, 811 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

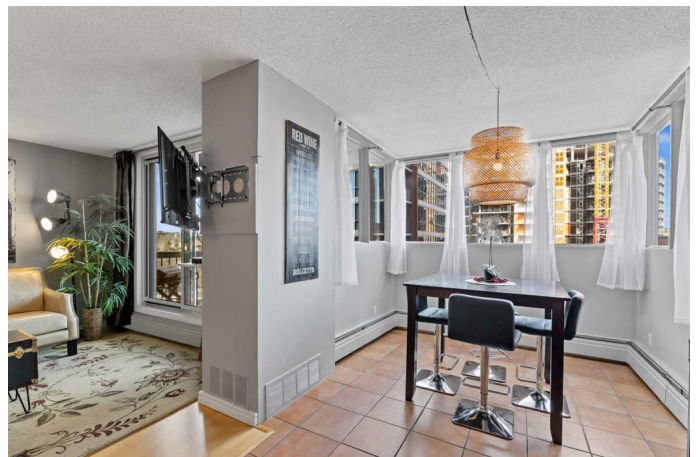
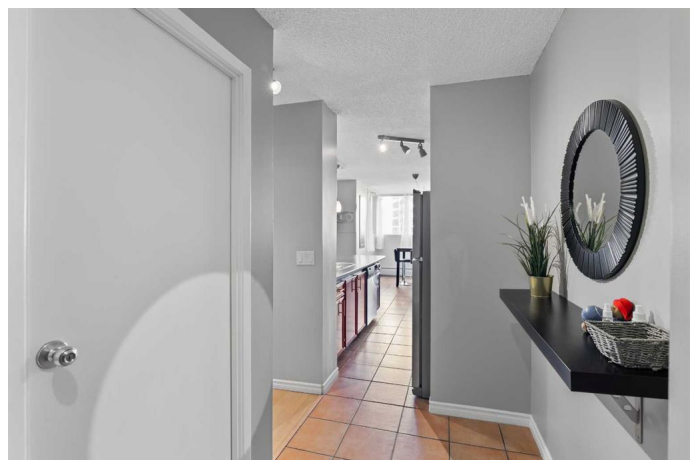
Welcome Home to the exquisite haven of Princeâ€™s Crossing in the incredible community of Eau Claire, that embodies contemporary living with downtown convenience. This 2 bedroom, 1 bath condo showcases over 800sqft of thoughtfully crafted space. This refined unit beckons you into a realm of luxury where every aspect has been meticulously curated to elevate your everyday experience.

The focal point of this residence is undeniably the kitchen, a culinary sanctuary boasting sleek cabinetry that harmonize with the modern ambiance. Ample counter space offers a perfect fusion of practicality and elegance, inspiring both seasoned chefs and casual hosts alike.

Transitioning into the living and dining area, you're greeted by a seamless flow that unites these spaces effortlessly. Sunlight streams in through patio doors & full wrap around windows illuminating a charming balcony that treats you to sweeping vistas of the downtown skyline. This inviting setting is ideal for hosting guests or simply unwinding after a long day at the office.

The interior is adorned with laminate flooring, extending throughout most of the unit, while two generously proportioned bedrooms provide serene retreats. A full 4-piece bath with relaxing ambiance, completes the retreat experience.

The building itself epitomizes luxury living, boasting amenities such as a well-appointed



gym including a steam room & full service locker room, a chic party room, 1 block away from Princess Island and the Bow River pathways, and the convenience of a concierge service.

For your vehicle, secure underground heated parking provides both peace of mind and protection from the elements. Beyond the confines of your residence, the location offers a wealth of attractions, including picturesque riverfront running paths, vibrant shops and restaurants in Eau Claire, and a plethora of recreational and cultural amenities.

In essence, this apartment transcends mere accommodation—it's a testament to a lifestyle defined by sophistication and comfort.

Don't miss out! Contact your favorite realtor today to view this property.

Built in 1981

Essential Information

MLS® #	A2116149
Price	\$259,888
Sold Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	811
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	513, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P 0G7

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Assigned, Secured, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Storage
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Garage Control(s), Refrigerator, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 5th, 2024
Days on Market	16
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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