

\$279,888 - 1704, 738 3 Avenue Sw, Calgary

MLS® #A2118037

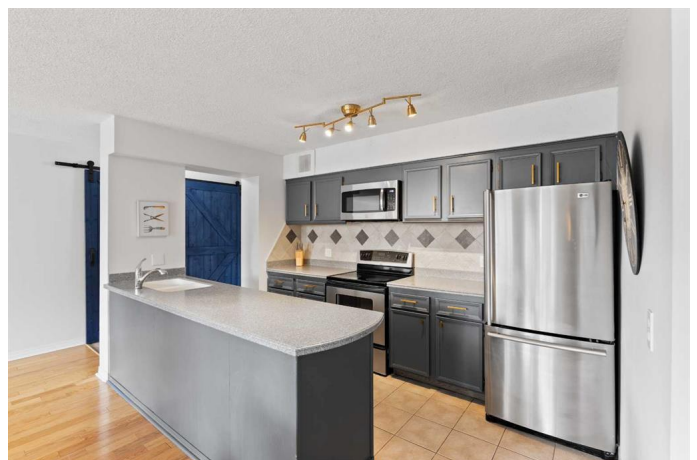
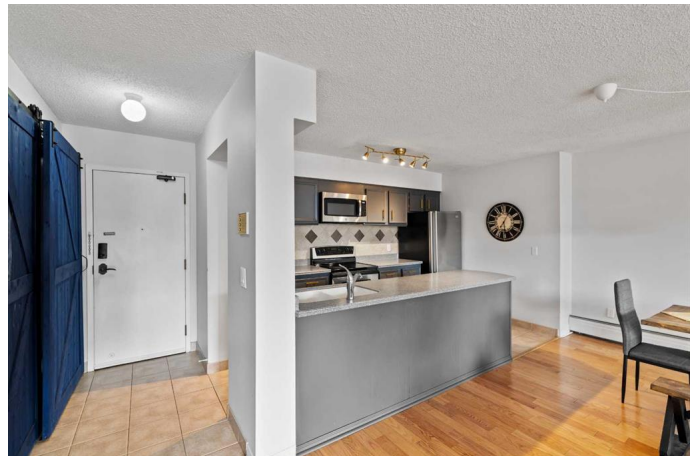
\$279,888

2 Bedroom, 1.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome Home! This incredible Sub-Penthouse condo, boasting stunning Mountain & City view, sits centrally located within Eau Claire's Prince's Crossing. Step into this refined abode, embodying modern living across a sprawling 1168 square feet of thoughtfully designed space. Perched on the 17th floor, this residence boasts large open floor plan living, offering a delightful 2-bedroom-plus-den layout. Flooded with natural light, the south-facing suite features a beautiful outdoor space on the balcony, perfect for al fresco dining and soaking in the scenery. Inside, hardwood and tile floors accentuate the spaciousness, flowing from the entrance, through the kitchen and carries on into the living area and hallway. The kitchen, complete with stainless steel appliances, large center island with ample storage, stands as the focal point - a culinary haven, featuring tons of cabinets harmonizing with the contemporary decor, and offers abundant counter space for both functionality and style. The large dining area is perfect for big family gatherings, while the reading nook is a great spot to relax and enjoy the mountain views or to lose yourself in your favorite book & a glass of wine at the end of the day. The open living and dining area seamlessly flow, bathed in natural light and leading to a balcony with panoramic mountain & downtown views. Further down the hall, a versatile den/home office/3rd bedroom with a queen sized Murphy Bed that transitions into a work space desk,



awaits and leads to two large bedrooms both with amazing city views, and a gorgeous 4-piece bathroom retreat. Prince's Crossing luxury amenities include a well-equipped gym, stylish party/meeting room, and concierge service, while secure underground parking and bike storage adds peace of mind. Enjoy an urban lifestyle mere steps from the Bow River & Princess Island Park. Surrounded by picturesque river bike & running pathways, vibrant shops, restaurants, and cultural attractions, this amazing home offers more than just a residence—it's a lifestyle statement. Book a showing with your favorite realtor today!

Built in 1981

Essential Information

MLS® #	A2118037
Price	\$279,888
Sold Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,168
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1704, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G7

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home, Recreation Facilities
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 18th, 2024
Days on Market	22
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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