

\$259,888 - 1112, 738 3 Avenue Sw, Calgary

MLS® #A2122560

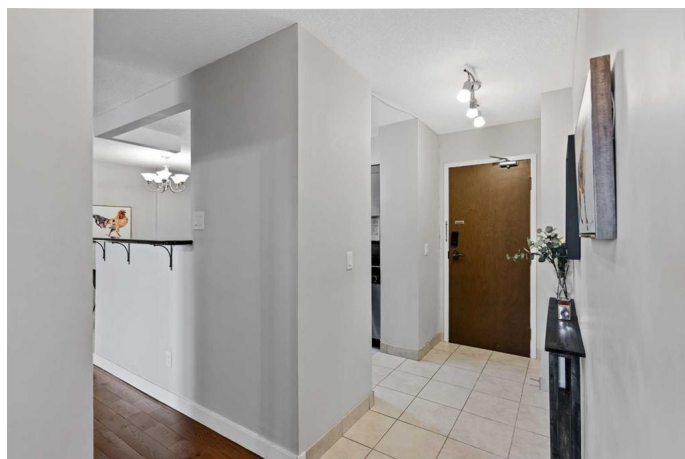
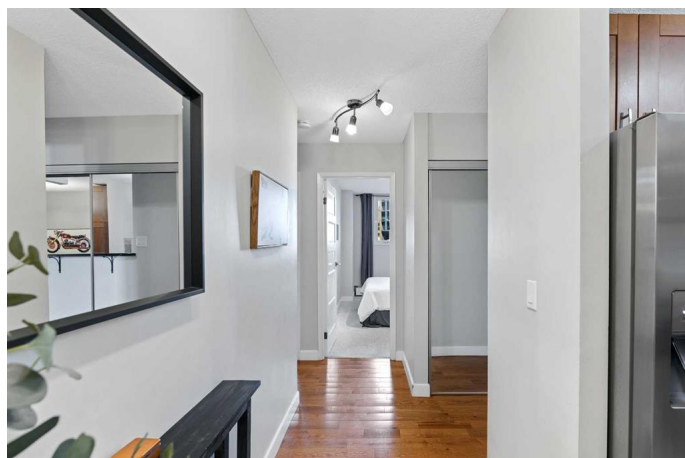
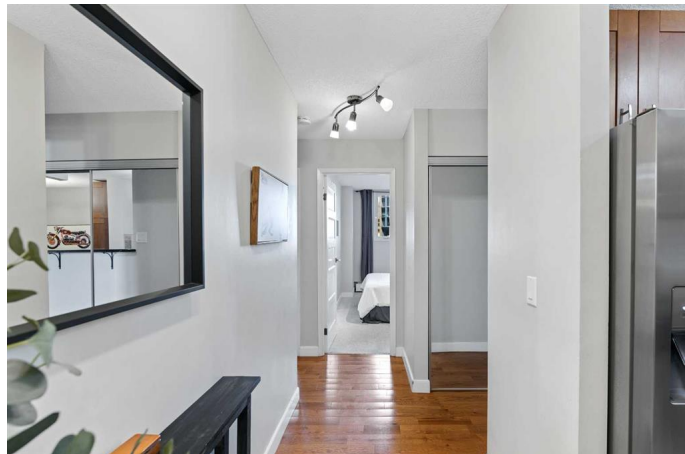
\$259,888

2 Bedroom, 1.00 Bathroom, 780 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 almost 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, dark granite counters, and SS appliances 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 of beautiful hardwood flooring that unites these spaces effortlessly. Sunlight streams in through patio doors illuminating a charming balcony that treats you to sweeping vistas of the downtown skyline and even mountain views. This inviting setting is ideal for hosting guests or simply unwinding after a long day at the office. The interior is adorned with hardwood flooring, extending throughout most of the unit, while two generously proportioned carpeted bedrooms provide serene retreats. A fully renovated 4-piece bath with travertine backsplash and flooring, offers relaxing ambiance, and 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® #	A2122560
Price	\$259,888
Sold Price	\$259,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1112, 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	Parkade

Interior

Interior Features	Granite Counters, No Animal Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	17

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	April 13th, 2024
Date Sold	April 22nd, 2024
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.