

\$245,000 - 910, 738 3 Avenue Sw, Calgary

MLS® #A2142592

\$245,000

1 Bedroom, 1.00 Bathroom, 551 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover urban living at its finest in this stunning one-bedroom, one-bathroom condominium, perfectly positioned in one of Calgary's most desirable neighbourhoods. With thoughtful design, and building amenities, this residence offers an exceptional lifestyle for first-time buyers, downsizers, and investors alike.

Convenience is key in this condo. The in unit dual washer/dryer is an efficient and space-saving appliance that makes laundry day a breeze. Open concept condo with a standout kitchen, equipped with sleek granite countertops provide ample space for meal preparation and entertaining. Storage room has plenty space to dual as an office. Enjoy your morning coffee or an evening glass of wine while taking in the stunning views of the river, Peace Bridge and Princes Park. The balcony provides a perfect outdoor space to relax and soak in the vibrant atmosphere of Calgary. Unwind and rejuvenate in the building's steam sauna and workout room. For families, the convenience of having a Montessori day care located downstairs is invaluable, providing quality education and care for young children. Pamper yourself at the on-site hair salon and beauty bar so you can feel your best without having to leave the building.

This condo's location is truly unbeatable. Situated just steps away from charming coffee



shops and a mere 10-minute walk to the vibrant Kensington area, youâ€™ll have access to some of Calgaryâ€™s best dining, shopping, and entertainment options. For nature enthusiasts, Princeâ€™s Island Park is just around the corner. Enjoy the picturesque Bow River, scenic walking trails, and sunny day picnics. The proximity to nature combined with urban convenience makes this location ideal for any lifestyle.

Built in 1982

Essential Information

MLS® #	A2142592
Price	\$245,000
Sold Price	\$238,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	551
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	910, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G7

Amenities

Amenities	Day Care, Elevator(s), Fitness Center, Laundry, Playground, Sauna, Secured Parking
Parking Spaces	1

Parking	Assigned, Stall, Underground
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Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	17

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	July 3rd, 2024
Days on Market	15
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Unison Realty Group Ltd.
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