

# \$209,000 - 912, 738 3 Avenue Sw, Calgary

MLS® #A2158461

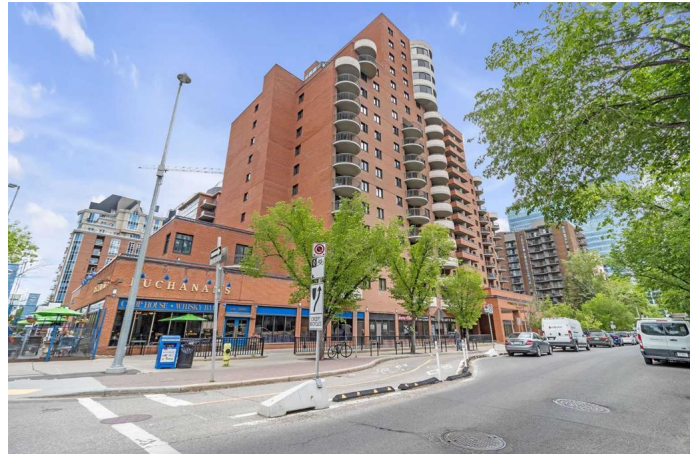
**\$209,000**

1 Bedroom, 1.00 Bathroom, 527 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Experience the best of urban living in this charming one-bedroom condominium located in the vibrant Eau Claire neighbourhood of Calgary, Alberta. Situated just moments from the scenic beauty of Princeâ€™s Island Park and the picturesque Bow River, this home is perfectly positioned for those who enjoy the tranquility of nature without sacrificing the convenience of city living. This delightful south-facing unit is positioned on the 9th floor, offering a unique blend of privacy and accessibility within the building. Bathed in natural sunlight during the afternoon, the space feels clean and bright, making it a perfect retreat after a busy day. Inside, the condo boasts stylish granite countertops that add a touch of luxury to the functional and well-appointed kitchen. Whether you're an aspiring chef or simply enjoy entertaining, the kitchen provides a welcoming space to cook, gather, and relax. Offering exceptional value in one of Calgaryâ€™s most sought-after districts, this condo is an excellent opportunity for first-time buyers, downsizers, or investors. Its proximity to downtown amenities, including shops, restaurants, and entertainment venues, along with easy access to major thoroughfares and public transportation, makes it an ideal choice for anyone looking to immerse themselves in the vibrant lifestyle of Calgary. Donâ€™t miss out on the chance to own this lovely condo in Eau Claire, where every convenience is just around the corner, and natureâ€™s beauty is at your doorstep. In unit



laundry is possible with approval.

Built in 1982

### Essential Information

MLS® #	A2158461
Price	\$209,000
Sold Price	\$195,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	527
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

### Community Information

Address	912, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

### Amenities

Amenities	Day Care, Elevator(s), Fitness Center, Laundry, Parking, Recreation Facilities, Secured Parking
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Elevator, Jetted Tub, Laminate Counters, No Smoking Home, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None

# of Stories                17

**Exterior**

Exterior Features    Balcony  
Construction        Brick, Concrete, Post & Beam

**Additional Information**

Date Listed            August 16th, 2024  
Date Sold              October 24th, 2024  
Days on Market       69  
Zoning                  DC (pre 1P2007)  
HOA Fees               0.00

**Listing Details**

Listing Office           CIR Realty

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