

\$275,000 - 813, 738 3 Avenue Sw, Calgary

MLS® #A2170817

\$275,000

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Don't miss this charming two-bedroom condo in the heart of Eau Claire, perfect for starting your homeowner journey at an unbeatable price. Located on the eighth floor, the unit features a welcoming foyer with a laundry room and mud closet. The timeless kitchen flows into the living room with large glass doors lead to a sunny balcony. The dedicated dining area adds a special touch that many modern condos overlook. The unit also includes two cozy bedrooms and an updated shared bathroom. Freshly painted and move-in ready, this is a space you won't want to miss! This condo also includes underground parking for your convenience. The building boasts fantastic amenities, including a party room and gym, as well as a variety of shops right outside your door. Also nestled in a picturesque location just around the corner from Bow River, you can enjoy your morning coffee at Al Forno before taking a leisurely stroll by the water. The prime location offers easy access to Prince's Island Park, the iconic Peace Bridge, Kensington, and vibrant downtown Calgary. Don't miss your chance to call this stunning property home!

Built in 1982

Essential Information

MLS® # A2170817

Price \$275,000



Sold Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	813, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

Amenities

Amenities	Fitness Center, Party Room, Secured Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Granite Counters, Elevator
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Microwave Hood Fan, Oven
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	17

Exterior

Exterior Features	Balcony
Roof	Asphalt/Gravel
Construction	Concrete, Brick

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 29th, 2024
Days on Market	25
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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