

\$260,000 - 1114, 738 3 Avenue Sw, Calgary

MLS® #A2179259

\$260,000

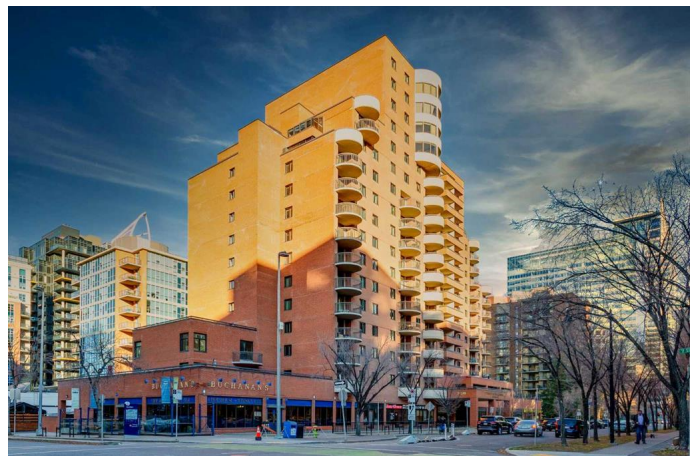
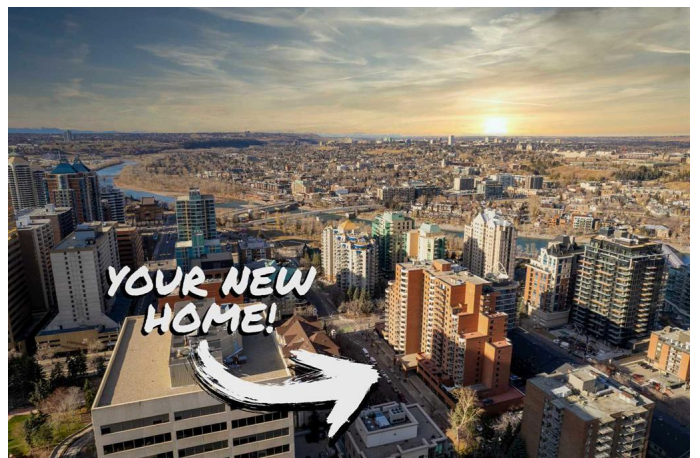
3 Bedroom, 1.00 Bathroom, 1,134 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to this fabulous expansive 3-bedroom condo, where thoughtful design and ultimate convenience come together. Located in the highly desirable Eau Claire neighborhood, this home features an open-concept layout, with a spacious kitchen that enhances the bright, airy feel throughout. The standout feature of this unit is the private balcony, offering captivating views of the city—an ideal spot for relaxing or entertaining. The well-designed kitchen seamlessly connects to the living and dining area, creating an inviting space, perfect for both everyday living and hosting guests. With the added benefit of an in-unit washer/dryer combo, you'll appreciate the convenience of handling laundry without leaving home. Your condo fees cover all utilities, including ELECTRICITY, ensuring a worry-free living experience.

The building offers a variety of amenities designed to complement your lifestyle, including a fully equipped gym, steam room, and the Beaty Bar Spa, conveniently located within the building. Families will appreciate the on-site Montessori daycare center, which makes balancing work and home life a breeze. Convenience is key, with a mini market just steps away and popular spots like Buchanan Steak House and the renowned Alfonso Bakery right at your doorstep. Plus, enjoy easy access to the river, Prince Island Park, and the vibrant Kensington neighborhood—all within walking distance. This condo offers the



perfect blend of comfort, style, and practicality, presenting an exceptional urban lifestyle in the heart of the city. Book your private tour today and experience all that this remarkable home has to offer!

Built in 1981

Essential Information

MLS® #	A2179259
Price	\$260,000
Sold Price	\$240,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,134
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1114, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

Amenities

Amenities	Fitness Center
Parking Spaces	1
Parking	Heated Garage, Underground, Assigned, Secured

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer, Window

	Coverings
Heating	Baseboard
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	November 19th, 2024
Date Sold	December 10th, 2024
Days on Market	21
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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