

1110, 738 3 Avenue SW  
Calgary, Alberta

MLS # A2180816



**\$219,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	521 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 540

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Inclusions:** N/A

Welcome to Prince's Crossing. Located on the 11th floor, this 1 bedroom unit has an open floor plan. Patio door off the living room to a large balcony with a view. This unit also has an assigned secured underground parking stall (C32). The building offers a party room, a bicycle storage room, a mini mart, a hair salon & a Montessori daycare. It has a gym room and a steam room on the 2nd floor, coin laundromat is on the main floor. 24 hours concierge/ security personnel service. The condo fee of \$540.19 includes electricity, heat, water, sewer, insurance, management, trash, common area maintenance, parking areas, snow removal and reserve fund contribution. Located close to Bow River walking paths, Peace Bridge, parks, recreation and cultural attractions, fine dining, coffee shops, etc. It's a great buy.