

780-978-0157  
jenniferstudent@me.com

407, 738 3 Avenue SW  
Calgary, Alberta

MLS # A2180997

**\$206,000**



<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	547 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Leased, Off Street, Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Hardwood, Laminate, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 524

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, No Animal Home, No Smoking Home, Storage

**Inclusions:** None

Welcome to the heart of Eau Claire, one of Calgary's most desirable downtown districts. This south-facing 4th floor condo is a perfect mix of convenience, comfort, and style. Offering 1 bedroom, 1 bathroom, this spacious unit is in a well-constructed concrete highrise with numerous amenities such as outdoor covered parking stall (leased), 24 hour onsite security, and full recreational facilities. Entire unit has been freshly repainted, and it boasts stainless steel appliances that are less than two years old. The open concept kitchen features a breakfast bar that flows into a large dining area and onto a generous sized balcony, providing stunning SW downtown and partial mountain views. The huge bedroom has a large closet that also overlooks the city, ensuring spectacular views from every corner of this space. The building, Prince's Crossing, offers top-notch amenities, including an indoor gym with a sauna/steam room, full service locker rooms, a party room, and secured bike storage. A large coin laundromat is conveniently located on the main floor. Parking for unit is assigned and new lease has to be signed by new buyer and the Board. Storage is in-suite but storage lockers are available at an extra monthly cost and need to be arranged with the property manager. Access to a minimart, Montessori daycare, and hair salon, all without needing to step outside. An assortment of pubs and restaurants right at your doorstep, easy walk to the Bow River, Calgary's famous Peace Bridge, and the city's expansive pathway system. Prince's Island Park is just a block away, and trendy Kensington is within a comfortable walking distance. The condo fees cover all utilities&mdash;electricity, heat, water, and more&mdash;as well as services like snow removal, trash collection, insurance, and common area maintenance. This is urban living at its finest, ideal for those who want to

enjoy Calgary's downtown lifestyle while being close to nature. Dogs are not permitted in the building. Vacant and ready for immediate possession.