

704, 738 3 Avenue SW
Calgary, Alberta

MLS # A2199966



\$205,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	537 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 477

Basement: -

LLD: -

Exterior: Brick, Concrete

Zoning: DC

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home

Inclusions: Furniture, ask Sellers agent for details.

All you need in a Great Location, on the west side of Eau Claire in the Princes Crossing. First time buyers come view this open floor plan. It is a great place to entertain friends and family with the nice kitchen opening up to the living area which leads onto a south facing balcony. Great for summer BBQs. Closet organizer in bedroom, in-suite storage, a European Combo washer/dryer unit, fridge, stove and dishwasher included, and comes with assigned heated underground parking rounds out all the options you need. The Building is close to waterfront trail for a nice walk along the Bow river. Plenty of shopping and restaurant in the downtown district. Centrally located close to the Plus 15 walkway makes this cozy unit easy to live/work downtown. Great inner city investment! Conceigre and security at the front entrance, Exercise Gym, dry-cleaning, daycare services, beauty/hair salons and a mini market all in the comfort of your building. Call your favourite Realtor today to book a viewing. This can also make a great investment property as well with All Furniture included and it rents out quickly!