



THE
A-TEAM

**RE/MAX
FIRST**

738 3 Avenue #315, Calgary T2P0G7

MLS® #: **A2178015**

Area: **Eau Claire**

Listing Date: **11/12/24**

List Price: **\$299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **804**
Low Sqft:
Ttl Sqft: **804**

DOM

9
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`4" x 10`10"
Living Room	Main	17`1" x 11`8"
Dining Room	Main	7`10" x 7`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	13`9" x 7`6"
Kitchen	Main	7`8" x 7`6"
4pc Bathroom	Main	4`10" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$761

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **9310779**

Remarks

Pub Rmks: **BUYER INCENTIVE: For full price offers, seller will cover condo fees for ONE YEAR. Incredible location, welcome to Prince's Crossing! This unit offers ample natural light, spacious living spaces, a large covered balcony, and more, all in the prestigious Calgary community of Eau Claire. This condo features all new appliances, new flooring, and an upgraded bathroom. Building amenities include common area laundry, fitness room, steam room, and bike storage. Walking distance to the Peace Bridge, Prince's Island Park, Buchanan's Chop House, Alforno Bakery, and so much more.**

Inclusions:
Property Listed By: **N/A
CDN Global Advisors Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







