

738 3 Avenue #315, Calgary T2P0G7

MLS®#: **A2178015** Area: **Eau Claire** Listing **11/12/24** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$24k, 05-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **804**
 Low Sqft:
 Ttl Sqft: **804**

DOM
39
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**
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

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`4" x 10`10"	Bedroom	Main	13`9" x 7`6"
Living Room	Main	17`1" x 11`8"	Kitchen	Main	7`8" x 7`6"
Dining Room	Main	7`10" x 7`5"	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: N/A
Property Listed By: CDN Global Advisors Ltd.

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





