



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**738 3 Avenue #315, Calgary T2P0G7**

MLS®#: **A2178015**

Area: **Eau Claire**

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

List Price: **\$275,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 05-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

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

DOM

**81**  
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

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

Room	Level	Dimensions
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**  
Fee Freq:

Zoning: **DC**

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





