

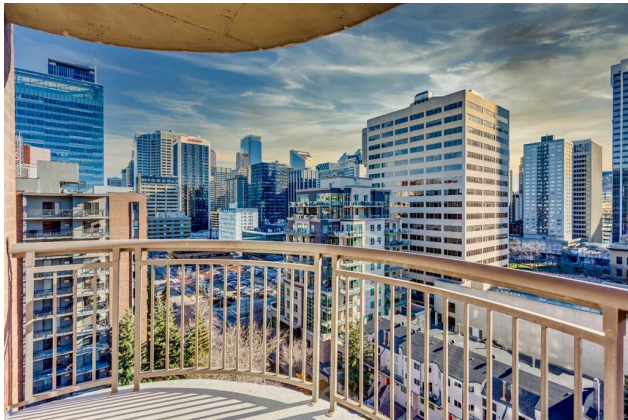


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**738 3 Avenue #1401, Calgary T2P 0G7**

MLS®#: **A2179038**      Area: **Eau Claire**      Listing Date: **11/15/24**      List Price: **\$220,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:      Finished Floor Area  
 Lot Shape:      Abv Sqft: **503**  
                     Low Sqft:  
                     Ttl Sqft: **503**

Access:  
 Lot Feat:  
 Park Feat: **Underground**

DOM

**36**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Concrete**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Open Floorplan,See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 7`7"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>14`6" x 10`10"</b>
<b>Storage</b>	<b>Main</b>	<b>8`0" x 3`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>9`10" x 6`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 9`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`3" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: **\$508**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 9310779

Remarks

Pub Rmks: **Welcome to Prince's Crossing, a condominium that truly has it all! This 14th-floor, south-facing one-bedroom home features a modern open-plan design with stunning skyline views from a spacious balcony. The sunny exposure ensures the home is filled with natural light throughout the day. Inside, you'll find a spacious bedroom, a large storage room with shelves, modern open concept kitchen and the convenience of an in-unit dual washer/dryer. With assigned parking(C 21 ) and condo fees covering ALL utilities, this condo is as practical as it is charming. The building offers fantastic amenities including a gym, steam room, party room, 24-hour concierge, and a bicycle storage room. , You' can enjoy direct access to a mini mart, Montessori daycare, and the Willow Beauty Bar to get pampered. . The location is unbeatable—just steps away from Peace Bridge, Prince's Island Park, Buchanan's Chop House, Alforno Bakery, and a lot more. Plus, a 10-minute walk takes you to the vibrant Kensington area, where you can enjoy some of Calgary's best dining, shopping, and entertainment. Don't miss the opportunity to make this lovely condo your own!**

Inclusions: **Light Fixtures, Hood Fan**  
Property Listed By: **Real Broker**

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

