



THE A-TEAM

RE/MAX FIRST

738 3 Avenue #1015, Calgary T2P 0G7

MLS® #: A2179042 Area: Eau Claire Listing 11/15/24 List Price: \$250,000
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: 1,002
Low Sqft:
Ttl Sqft: 1,002
Access:
Lot Feat:
Park Feat: Assigned, Heated Garage, Secured, Underground

DOM

5
Layout
Beds: 3 (3)
Baths: 1.0 (1 0)
Style: Apartment

Parking

Ttl Park: 1
Garage Sz: 1

Utilities and Features

Roof:
Heating: Baseboard, Electric
Sewer:
Ext Feat: Balcony
Construction: Brick, Concrete
Flooring: Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt:
Kitchen Appl: Electric Stove, Refrigerator, Washer, Window Coverings
Int Feat: Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Steam Room, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Bedroom, and Dining Room.

Legal/Tax/Financial

Condo Fee: \$1,096 Title: Fee Simple Zoning: DC

Fee Freq:
Monthly

Legal Desc: **9310779**

Remarks

Pub Rmks: **Welcome to this unique 3-bedroom condo, located on the 10th floor- a rare find offering both space and style in one of Calgary's most sought-after locations. Recently updated with new vinyl plank floors, modern kitchen countertops, and refreshed cabinetry, all completed in the summer of 2024, this home exudes contemporary charm. The open layout promotes seamless living, and the unit boasts two balconies—one off the primary bedroom, offering breathtaking views of the city and river, and another off the living room, which is west-facing, perfect for evening sunsets. Enjoy sun exposure throughout the day, filling the condo with an abundance of natural light. This home also features a large storage room, an in-unit washer/dryer combo, and assigned underground parking (A14) for added convenience. Condo fees include ALL utilities even ELECTRICITY and offer incredible value while maintaining a stylish, functional living space. The building itself offers top-tier amenities, including a gym, steam room, party room, 24-hour concierge, and a bike storage. You'll have direct access to a mini mart, Montessori daycare, and the Willow Beauty Bar without having to step outside. The location is truly unbeatable—just steps from the Peace Bridge on the Bow River, Prince's Island Park and Calgary's City Pathway system, Buchanan's Chop House, Alforno Bakery, and much more. Only a 10-minute walk to the vibrant Kensington area, where you'll enjoy some of Calgary's best dining, shopping, and entertainment options. Don't miss the rare opportunity to own this spacious, newly updated 3-bedroom condo—schedule a viewing today!**

Inclusions: **Light Fixtures**
Property Listed By: **Real Broker**

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









