



THE
A-TEAM

**RE/MAX
FIRST**

738 3 Avenue #607, Calgary T2P 0G7

MLS® #: **A2179244**

Area: **Eau Claire**

Listing Date: **11/19/24**

List Price: **\$205,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **551**
Low Sqft:
Ttl Sqft: **551**

DOM

2

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Secured,Underground

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`0" x 7`10"	Dining Room	Main	10`1" x 6`10"
Living Room	Main	11`10" x 10`0"	Storage	Main	6`11" x 5`0"
Balcony	Main	11`3" x 8`4"	Bedroom	Main	12`8" x 9`9"
4pc Bathroom	Main	7`11" x 6`1"			

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple

Zoning:
DC

Legal Desc:	9310779	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to this charming large one-bedroom, where functional design meets unbeatable convenience. Nestled in the sought-after Eau Claire neighborhood, this unit features an open-concept floor plan that creates a bright, airy ambiance throughout. The highlight of this unit is the private balcony, offering stunning views of the city skyline—perfect for unwinding or entertaining guests in style. The functional kitchen flows effortlessly into the living area, making it ideal for making your daily meals. For added convenience, an in-unit washer and dryer combo completes this home. Your condo fees cover all utilities, including ELECTRICITY, providing you with a stress-free living experience. The building itself offers a wide range of amenities to enhance your lifestyle. Stay active and relaxed with access to a fully equipped gym, steam room, and the Beaty Bar Spa located right in the building. For families, the on-site Montessori daycare center makes it easy to balance work and family life. With a mini market just steps away and popular spots like Buchanan Steak House and the renowned Alfonso Bakery nearby, you'll have everything you need at your doorstep. Enjoy walking around the river, Prince Island Park, and the trendy Kensington area. This condo perfectly combines comfort, style, and convenience, offering an elevated urban lifestyle in the heart of the city. Schedule your private tour today and see everything this fantastic home has to offer!</p>		
Inclusions: Property Listed By:	<p>Light Fixtures Real Broker</p>		

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







