

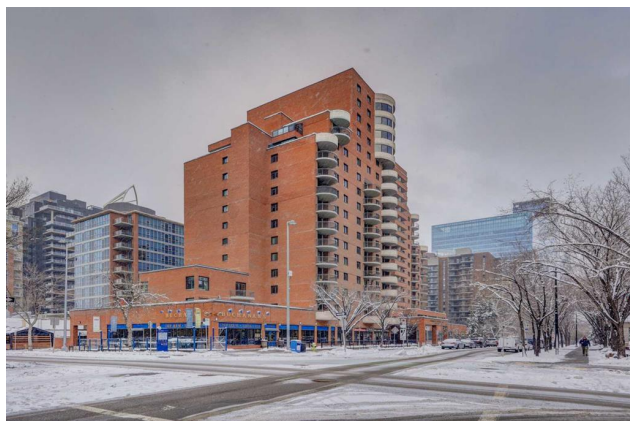


THE A-TEAM

RE/MAX FIRST

738 3 Avenue #1110, Calgary T2P 0G7

MLS® #: A2180816 Area: Eau Claire Listing Date: 11/22/24 List Price: \$219,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 1982
Finished Floor Area: 520
Abv Sqft: 520
Low Sqft:
Ttl Sqft: 520

Access:
Lot Feat:
Park Feat: Assigned, Parkade, Stall, Underground

DOM

71
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Baseboard
Sewer:
Ext Feat: Balcony, Playground

Construction: Brick, Concrete
Flooring: Carpet, Linoleum
Water Source:
Fnd/Bsmt:

Kitchen Appl: Electric Stove, Range Hood, Refrigerator
Int Feat: Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bathroom, Bedroom, Foyer, Living Room, Balcony, Dining Room, Kitchen, Storage.

Legal/Tax/Financial

Condo Fee: \$540 Title: Fee Simple Zoning: DC

Legal Desc: 9310779

Fee Freq:
Monthly

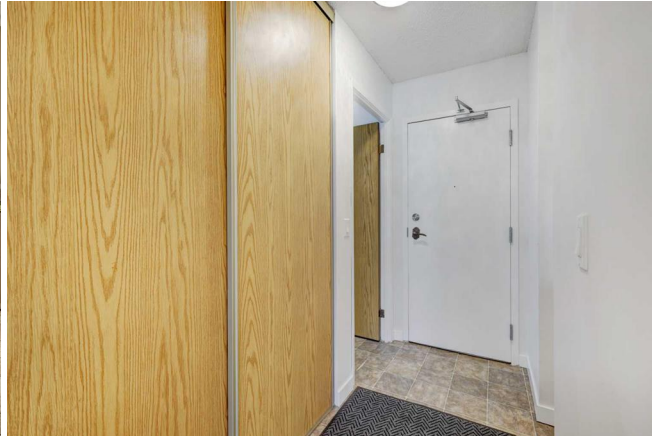
Remarks

Pub Rmks: **Welcome to Prince's Crossing. Located on the 11th floor, this 1 bedroom unit has an open floor plan. Patio door off the living room to a large balcony with a view. This unit also has an assigned secured underground parking stall (C32). The building offers a party room, a bicycle storage room, a mini mart, a hair salon & a Montessori daycare. It has a gym room and a steam room on the 2nd floor, coin laundromat is on the main floor. 24 hours concierge/ security personnel service. The condo fee of \$540.19 includes electricity, heat, water, sewer, insurance, management, trash, common area maintenance, parking areas, snow removal and reserve fund contribution. Located close to Bow River walking paths, Peace Bridge, parks, recreation and cultural attractions, fine dining, coffee shops, etc. It's a great buy.**

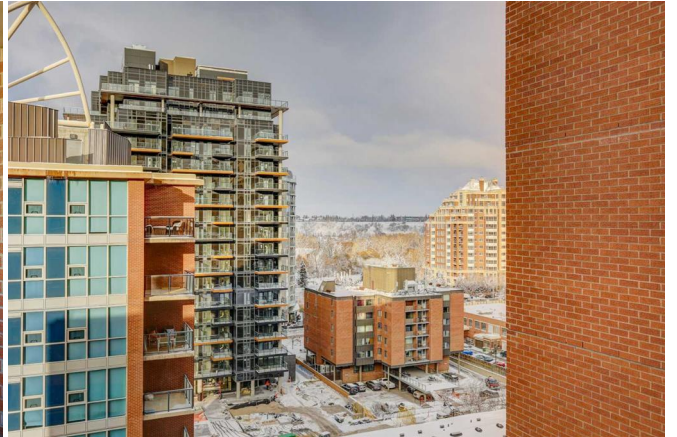
Inclusions: N/A

Property Listed By: Grand Realty

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









1110-738 3 Ave SW, Calgary, AB

Main Floor Interior Area 520.65 sq ft



0 3 6 9
 PREPARED: 2024/05/21
 White regions are excluded from total floor area in EXHIBIT floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



