



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

Abv Sqft: **520**
Low Sqft:
Ttl Sqft: **520**

DOM

29
Layout
Beds: **1 (1)**
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:

Assigned, Parkade, Stall, Underground

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

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 9' 11"	Balcony	Main	10' 0" x 5' 11"
Bedroom	Main	8' 8" x 15' 3"	Dining Room	Main	10' 1" x 5' 0"
Foyer	Main	3' 6" x 7' 11"	Kitchen	Main	8' 2" x 7' 2"
Living Room	Main	10' 1" x 12' 1"	Storage	Main	7' 7" x 4' 10"

Legal/Tax/Financial

Condo Fee:
\$540

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **9310779**

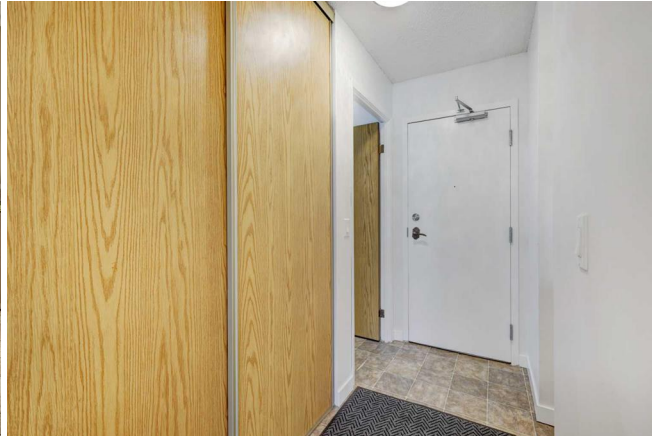
Remarks

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.**

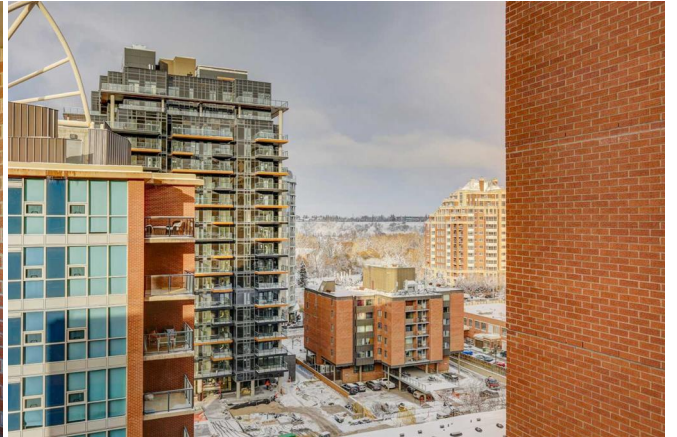
Inclusions: **N/A**

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.



