



THE
A-TEAM

**RE/MAX
FIRST**

738 3 Avenue #407, Calgary T2P 0G7

MLS® #: **A2180997** Area: **Eau Claire** Listing Date: **11/26/24** List Price: **\$206,000**
 Status: **Active** County: **Calgary** Change: **-\$8k, 19-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Assigned, Leased, Off Street, Outside, Stall

Finished Floor Area

Abv Sqft: **547**
 Low Sqft:
 Ttl Sqft: **547**

DOM

25
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: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings**
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Storage**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$524** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

9310779

Monthly

Remarks

Pub Rmks:

Welcome to the heart of Eau Claire, one of Calgary's most desirable downtown districts. This south-facing 4th floor condo is a perfect mix of convenience, comfort, and style. Offering 1 bedroom, 1 bathroom, this spacious unit is in a well-constructed concrete highrise with numerous amenities such as outdoor covered parking stall (leased), 24 hour onsite security, and full recreational facilities. Entire unit has been freshly repainted, and it boasts stainless steel appliances that are less than two years old. The open concept kitchen features a breakfast bar that flows into a large dining area and onto a generous sized balcony, providing stunning SW downtown and partial mountain views. The huge bedroom has a large closet that also overlooks the city, ensuring spectacular views from every corner of this space. The building, Prince's Crossing, offers top-notch amenities, including an indoor gym with a sauna/steam room, full service locker rooms, a party room, and secured bike storage. A large coin laundromat is conveniently located on the main floor. Parking for unit is assigned and new lease has to be signed by new buyer and the Board. Storage is in-suite but storage lockers are available at an extra monthly cost and need to be arranged with the property manager. Access to a minimart, Montessori daycare, and hair salon, all without needing to step outside. An assortment of pubs and restaurants right at your doorstep, easy walk to the Bow River, Calgary's famous Peace Bridge, and the city's expansive pathway system. Prince's Island Park is just a block away, and trendy Kensington is within a comfortable walking distance. The condo fees cover all utilities—electricity, heat, water, and more—as well as services like snow removal, trash collection, insurance, and common area maintenance. This is urban living at its finest, ideal for those who want to enjoy Calgary's downtown lifestyle while being close to nature. Dogs are not permitted in the building. Vacant and ready for immediate possession.

Inclusions:

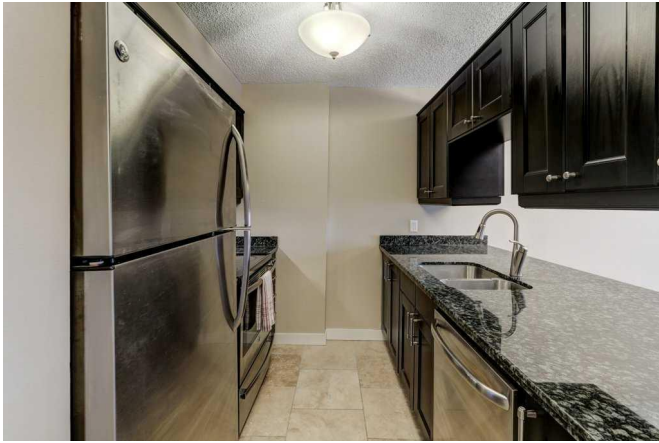
None

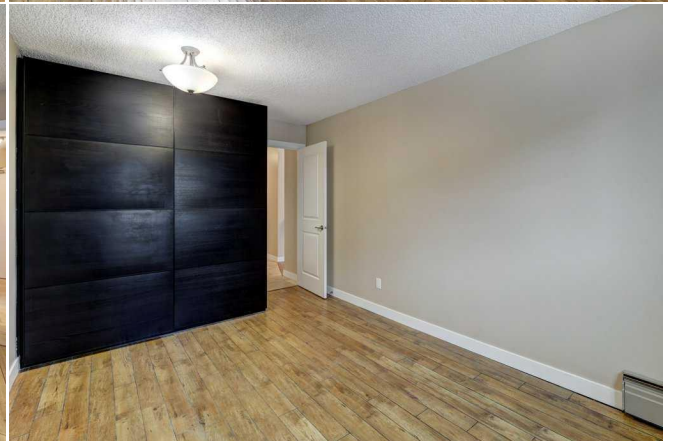
Property Listed By:

Century 21 PowerRealty.ca

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









407-738 3 Ave SW, Calgary, AB

Main Floor Interior Area 547.14 sq ft



PREPARED: 2024/11/19

While regions are excluded from total floor area in 10/24/24 floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.