



**738 3 Avenue #312, Calgary T2P 0G7**

MLS® #: **A2194394**      Area: **Eau Claire**      Listing Date: **02/16/25**      List Price: **\$210,000**  
 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:

DOM

**6**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Finished Floor Area  
 Abv Sqft: **552**  
 Low Sqft:  
 Ttl Sqft: **552**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Alley Access,Assigned,Covered,Stall**

Utilities and Features

Roof:      Heating: **Baseboard**      Sewer:      Ext Feat: **Balcony**      Construction: **Brick,Concrete**      Flooring: **Tile,Vinyl Plank**      Water Source:      Fnd/Bsmt:  
 Kitchen Appl: **Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`7" x 13`2"	4pc Bathroom	Main	4`11" x 9`9"
Laundry	Main	7`7" x 5`1"	Dining Room	Main	10`3" x 6`5"
Kitchen	Main	8`1" x 8`4"	Living Room	Main	10`3" x 11`0"

Legal/Tax/Financial

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

Legal Desc: **9310779**

Remarks

Pub Rmks:

Ever dreamed of living downtown in a quiet CONCRETE building, enjoying a RENOVATED apartment, steps from the Bow River, and still be able to afford it? Welcome HOME. Prince's Crossing brings high end luxury even including a concierge (3-11) and onsite building manager to an affordable building. The heart of any home, is the kitchen, where memories are made. Enjoy gleaming white kitchen cabinets, tile backsplash, stainless steel appliances, easy-to-clean glass stove top, and space saving microwave hoodfan combo. An oversized granite slab provides large surface prep area and forms the breakfast bar. You can let the party flow into the adjacent open concept family room, with large patio doors leading to your large private deck. Returning inside, you'll find the bedroom with full length mirrored closet doors. Spacious bathroom with newer vanity cabinet and storage cabinet above. The essential storage room also has a condensing washer / dryer; feel free to use the larger building laundry when doing your duvet. Condo fees include ALL utilities (Heat, Water & Electricity). Enjoy the countless pleasures of the Bow Valley pathway, walking to Kensington, dozens of convenient shops, and HUNDREDS of great restaurants. Enjoy exceptional Prince's Island (350m) or the closer Peace Park (only 200m) with Kensington just across the Bow. The majority of downtown is within 1/2 mile or 10 minute walk, including LRT stations to whisk you out of the core. Prince's Crossing also offers gym and secured bike. Includes private parking stall. Amazing find: great renovated kitchen, open floor plan, assigned parking, Bow River and Kensington. Call today for your private viewing.

Inclusions:

N/A

Property Listed By:

MaxWell Experts Plus Realty

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













