

\$369,900 - 1509, 738 3 Avenue Sw, Calgary

MLS® #A2185145

\$369,900

2 Bedroom, 1.00 Bathroom, 1,146 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

OPEN HOUSE SATURDAY, MARCH 15TH,
1pm to 3:30pm. PRICE ADJUSTMENT.
Exciting new price for this beautiful two
bedroom condo. Location, Location, Location!
Welcome to this beautiful and bright two
bedroom condo with your private terrace
located in the heart of Eau Claire, the most
prestigious district of Calgary's downtown.
Spacious and fully renovated with over 1145
square feet of living space, two balconies and
massive 510sqft outdoor terrace capturing a
stunning view in all directions. This inviting
space is perfect for entertaining family and
friends or simply unwinding after a long day.
The unbeatable location allows you to enjoy
downtown's ultimate urban life style. Steps
away from the famous Peace Bridge, Prince's
Island Park and the Bow River. Walk to the
office towers, + 15, shopping, restaurants, and
much more. The heart of the home is the
kitchen, a culinary dream featuring stainless
steel appliances, abundant granite counter
space providing a perfect blend of
functionality and style. Enjoy hosting your
family and friends at the spacious island or
enjoy the summer sun from your private roof
top terrace. Two generously sized bedrooms,
master suite with large balcony, provide a
tranquil retreat. Natural light floods the home.

Entering the condo you will be instantly
impressed by the openness of the floor plan.
The living room, dining room and the kitchen
flow perfectly for entertaining. Great space for
family gatherings. This extensively renovated



condo has an electric fire place in the living room for you to enjoy winter evenings. Amenities in Prince's Crossing include a gym on the second floor with a steam room, mini market, day care, party room and bike room. All utilities, electricity, heat, water and sewage are included in the condo fee. This unit features a large terrace, two balconies, in-suite laundry and one underground secured parking stalls ensuring your vehicle is safe and protected. Prince's Crossing offers many amenities for a comfortable life style. Enjoy the convenience of an on-site building manager, a very dedicated concierge and overnight security for your peace of mind. Secured bike room is available to store your bike. The brick building is very quiet and well managed. If you are in the market for a home, downsizing or looking for an investment property, this is the place for you. Amazing opportunity to own this two bedroom condo in the best location in Eau Claire. Must be viewed in person to fully appreciate all this condo offers for the discerning buyer. It's a life style statement. Perfect for the downtown executive and empty nesters who will appreciate the convenience of the lock and leave lifestyle. Please note that dogs are not allowed in this building. Vacant. Easy to show. Call your favorite realtor to book a viewing.

Built in 1981

Essential Information

MLS® #	A2185145
Price	\$369,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,146
Acres	0.00
Year Built	1981

Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

Community Information

Address	1509, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G7

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Coin Laundry, Day Care, Game Court Interior
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	18

Exterior

Exterior Features	Balcony, Other
Lot Description	Other
Construction	Concrete, Brick

Additional Information

Date Listed	January 2nd, 2025
Days on Market	69
Zoning	Residential

Listing Details

Listing Office Real Estate Professionals Inc.

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