

\$219,995 - 307, 738 3 Avenue Sw, Calgary

MLS® #A2208204

\$219,995

1 Bedroom, 1.00 Bathroom, 556 sqft

Residential on 0.00 Acres

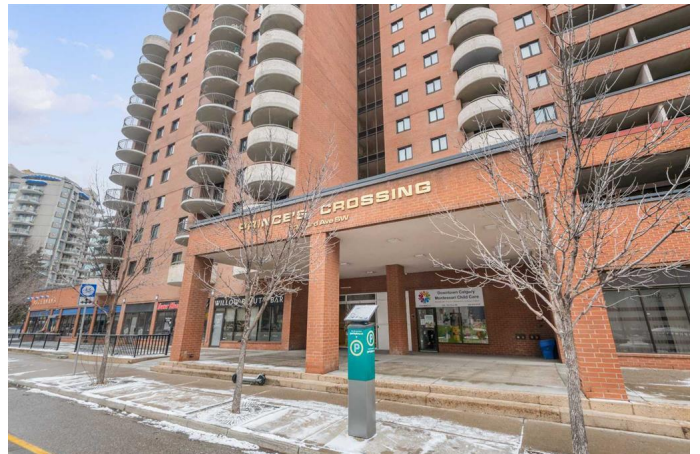
Eau Claire, Calgary, Alberta

Rare Opportunity in Eau Claire – Stylish 1-Bedroom Condo with All-Inclusive Utilities! Discover this bright and inviting south-facing 1-bedroom unit in the sought-after Prince’s Crossing building, located in the heart of Eau Claire – one of Calgary’s most desirable neighborhoods. This unit features a spacious open floor plan, fresh paint, and brand-new flooring, along with a private balcony and a convenient in-suite storage room. Enjoy the ease of 1 covered parking stall and the option to install an in-suite washer/dryer combo (with board approval). The building offers top-tier amenities, including 24/7 concierge security, a fitness center, bike storage, a party room, and more! Step outside and explore Prince’s Island Park, the Bow River pathways, shopping, dining, and transit – just moments from your door. Plus, with ALL UTILITIES (water, electricity, and heat) included in the condo fee, your monthly costs are predictable and hassle-free. Why rent when you can own for the same price? A fantastic long-term investment in a prime location. Units in this building sell fast – act now!

Built in 1981

Essential Information

MLS® #	A2208204
Price	\$219,995
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	556
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	307, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Trash, Coin Laundry
Parking Spaces	1
Parking	Covered, Parkade

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 6th, 2025
Days on Market	27
Zoning	DC

Listing Details

Listing Office Century 21 Bravo Realty

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