

\$259,900 - 607, 738 3 Avenue Sw, Calgary

MLS® #A2262221

\$259,900

1 Bedroom, 1.00 Bathroom, 551 sqft

Single Family on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover an incredible opportunity to own a BEAUTIFULLY RENOVATED condo in the PRESTIGIOUS EAU CLAIRE district at an affordable price! Step inside to find a bright open-concept layout anchored in this 1 Bed/1 Bath condo in PRINCES CROSSING with sunny SOUTH EXPOSURE and lovely views from the 6TH FLOOR in this CONCRETE BUILDING. You'll fall in love with the designer KITCHEN showcasing ceiling- height CUSTOM CABINETRY featuring UPGRADED STAINLESS STEEL APPLIANCES including a sleek INDUCTION COOKTOP WITH CONVECTION OVEN, glass mosaic backsplash, QUARTZ COUNTERTOPS, and expanded eat-at island that seats four. Additional CUSTOM CABINETRY added to island for more storage. The spacious living area is bathed in natural light through large patio doors that open to your circular 180 degree balcony where you can take in the south URBAN SKYLINE AND WEST VIEWS.

Renovated full bath with NEW VANITY, QUARTZ COUNTER-TOP, mirrored storage cabinet and DEEP SOAKER TUB. Updated baseboards, lighting and hardware throughout. Smart details like IN-SUITE LAUNDRY and a SPACIOUS STORAGE ROOM (big enough for a bike and more) make everyday living easy and organized. Pets allowed with Board approval. Princes Crossing offers a variety of lifestyle amenities including a well-equipped fitness centre with sauna, on-site convenience store, meeting room, concierge service and a



heated underground parking stall. All of this just steps from Calgary's river pathways, fine dining and trendy cafes yet nestled on a quiet, tree-lined street in one of the city's most exclusive enclaves. Experience the best of downtown living - elegant, effortless and affordable! (id:6289)

Built in 1981

Essential Information

Listing #	A2262221
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Square Footage	551
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	607, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
Province	Alberta
Postal Code	T2P0G7

Amenities

Amenities	Shopping, Exercise Centre, Laundry Facility
Features	No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Baseboard heaters, Hot Water
Cooling	None

of Stories 18

Exterior

Exterior Brick, Concrete
Construction Poured concrete

Listing Details

Listing Office Chickadee Realty & Design



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