

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

MLS® #A2208204

**\$219,995**

1 Bedroom, 1.00 Bathroom, 556 sqft

Residential on 0.00 Acres

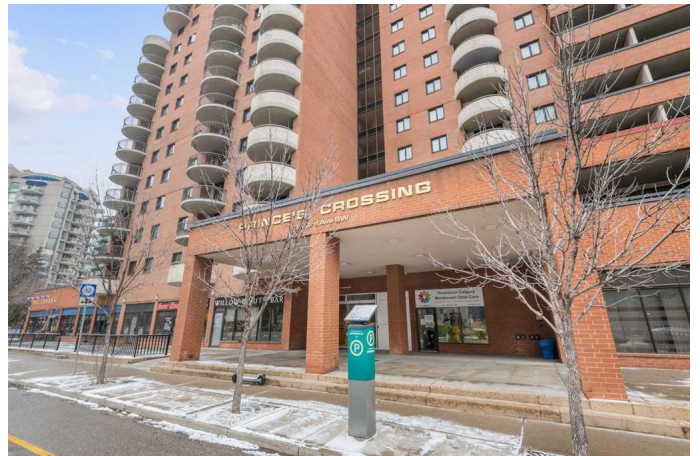
Eau Claire, Calgary, Alberta

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	Parkade, Covered

### **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	31
Zoning	DC

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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