

413, 738 3 Avenue SW  
Calgary, Alberta

MLS # A2167203



## \$239,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eau Claire                         |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | High-Rise (5+)                     |               |                   |
| <b>Size:</b>     | 811 sq.ft.                         | <b>Age:</b>   | 1982 (42 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |                 |
|--------------------|---------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum      | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt/Gravel                  | <b>Condo Fee:</b> | \$ 842          |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete                        | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -               |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** none

Welcome to Princes Crossing in Eau Claire. Conveniently located in minutes walk to River pathways, shops, restaurants and Princess Island Park. This is one of the best priced two bedroom condo in all of down town. This two bedroom room open floor plan with build in laundry room is perfect for any type of buyer. Book your private viewing today.