

315, 738 3 Avenue SW
Calgary, Alberta

MLS # A2178015



\$299,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	804 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 761
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

BUYER INCENTIVE: For full price offers, seller will cover condo fees for ONE YEAR. Incredible location, welcome to Prince's Crossing! This unit offers ample natural light, spacious living spaces, a large covered balcony, and more, all in the prestigious Calgary community of Eau Claire. This condo features all new appliances, new flooring, and an upgraded bathroom. Building amenities include common area laundry, fitness room, steam room, and bike storage. Walking distance to the Peace Bridge, Prince's Island Park, Buchanan's Chop House, Alforno Bakery, and so much more.