# $289,000 - 714, 738 3 Avenue Sw, Calgary

MLS® #A2196727

**$289,000**

2 Bedroom, 1.00 Bathroom, 814 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Renovated 2-Bedroom Condo with Peace Bridge views. Welcome to this beautifully renovated two-bedroom, one-bathroom condo in the heart of Eau Claire. Boasting a north-facing balcony with views of the iconic Peace Bridge, this home offers the perfect blend of convenience and style. Spanning 813 square feet, this inviting space features an open floor plan with built-in cabinetry, providing ample storage solutions with style. Elegant live-edge wood built-in accents and a custom fireplace mantel add warmth and character to the home. The layout seamlessly connects the kitchen, dining, and living area, making it an ideal setting for entertaining or unwinding after a long day. The sleek kitchen is designed for both functionality and style, featuring stainless steel appliances, quartz countertops, and a spacious island. The two spacious bedrooms offer versatile functionality, making this condo ideal for a work-from-home office or guest bedroom. Residents of Prince's Crossing enjoy premium amenities, including a fully equipped gym with a steam room, a party room, a secured bike storage area, attached daycare accessible from the second floor, and a mini-market for added convenience. The building also features an on-site building manager, dedicated concierge service, and overnight security for peace of mind. One secured underground parking stall is included. All city utilities â€"electricity, heat, water, and sewageâ€"are covered in the condo fees. Located just steps
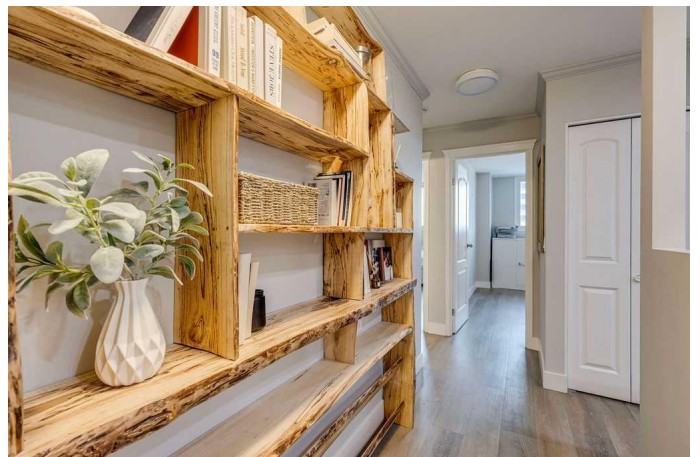
from the Bow River pathways, Prince's Island Park, and downtown's finest restaurants and shopping, this condo offers an unbeatable urban lifestyle. Whether you're a downtown professional, an investor, or someone looking to downsize into a stylish, low-maintenance home, this property is a must-see. This unit is vacant and easy to show—book your private viewing today!

Built in 1981

## Essential Information

| | |
|---|---|
| MLS® # | A2196727 |
| Price | $289,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 814 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 714, 738 3 Avenue Sw |
| Subdivision | Eau Claire |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P0G7 |

## Amenities

| | |
|---|---|
| Amenities | Elevator(s), Fitness Center, Park, Sauna, Secured Parking, Day Care, Playground |
| Parking Spaces | 1 |
| Parking | Assigned, Parkade |

| # of Garages | 1 |
|---|---|

## Interior

| | |
|---|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Recessed Lighting, Sauna |
| Appliances | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room, Decorative |
| # of Stories | 18 |

## Exterior

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| Exterior Features | Balcony |
| Construction | Brick, Concrete |

## Additional Information

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| Date Listed | March 4th, 2025 |
| Days on Market | 10 |
| Zoning | DC |
| HOA Fees | 794 |
| HOA Fees Freq. | MON |

## Listing Details

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|---|---|
| Listing Office | Century 21 Bamber Realty LTD. |