

**309, 738 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2275773**



**\$249,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 779
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this spacious and sun-drenched 1-bedroom end unit in Prince's Crossing, nestled in Calgary's highly desirable Eau Claire neighbourhood. Boasting over 800 square feet of uniquely designed living space, this south-facing gem features abundant natural light from plenty of windows, creating a bright and inviting atmosphere throughout. Enjoy the privacy of no one living above you, along with a private deck perfect for morning coffee or evening relaxation. Recently updated with newer luxury vinyl plank (LVP) flooring and fresh paint, this move-in-ready condo feels modern and pristine. As an end unit, it offers extra peace and quiet, while the oversized parking stall—conveniently located right next to the parkade entrance and elevators—makes coming and going effortless. Building amenities elevate your lifestyle with a well-equipped workout room, separate laundry facilities, concierge service, and 24-hour security in this well managed concrete high-rise. Step outside and immerse yourself in Eau Claire's vibrant yet serene vibe—just moments from extensive river walking paths, Prince's Island Park, trendy cafes, acclaimed restaurants, and the Bow River. Whether you're downsizing, investing, or seeking downtown convenience without the hustle, this rare offering combines space, updates, and an unbeatable location. Don't miss your chance to call this exceptional property home!