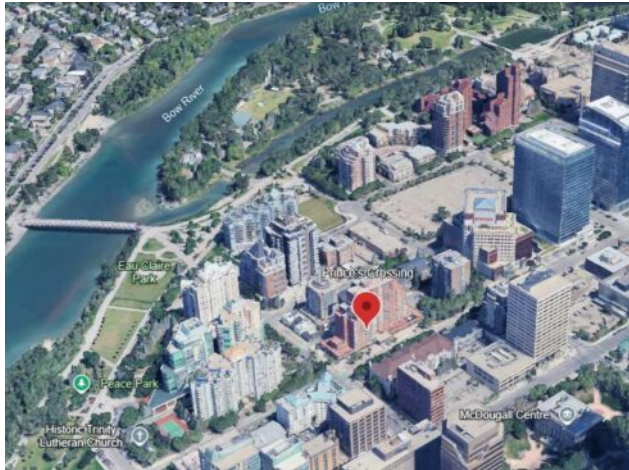


**1211, 738 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2304789**



**\$229,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 826
<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>	Granite Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Window coverings

Affordable inner city living in an unbeatable downtown location - just steps to Bow River Pathways, Princes Island Park and numerous downtown restaurants, cafes and shops. Excellent value for young professional or investor. Inside this bright and spacious 2-bedroom unit, you will appreciate the light, neutral palette and generous sized living area leading to the covered North-facing balcony with views to the Peace Bridge and Princes Island Park. The kitchen has granite counters, quality maple cabinets and stainless steel appliances. The main bathroom has a larger vanity with ample storage space plus there is a convenient in-unit storage room and two generous sized bedrooms. You'll appreciate the secured underground assigned parking stall and the private fitness centre too! Plus you'll love the handy convenience store, day care and other services right in the building. Condo fees include electricity, heat, water/sewer, parking, use of the fitness centre and more. View the virtual tour and then come see it with your favourite realtor.