



# 738 3 Avenue Calgary Alberta

\$229,000

Experience the best of urban living in this charming one-bedroom condominium located in the vibrant Eau Claire neighbourhood of Calgary, Alberta. Situated just moments from the scenic beauty of Prince's Island Park and the picturesque Bow River, this home is perfectly positioned for those who enjoy the tranquility of nature without sacrificing the convenience of city living. This delightful south-facing unit is positioned on the 4th floor, offering a unique blend of privacy and accessibility within the building. Bathed in natural sunlight during the afternoon, the space feels clean and bright, making it a perfect retreat after a busy day. Inside, the condo boasts stylish granite countertops that add a touch of luxury to the functional and well-appointed kitchen. Whether you're an aspiring chef or simply enjoy entertaining, the kitchen provides a welcoming space to cook, gather, and relax. Offering exceptional value in one of Calgary's most sought-after districts, this condo is an excellent opportunity for first-time buyers, downsizers, or investors. Its proximity to downtown amenities, including shops, restaurants, and entertainment venues, along with easy access to major thoroughfares and public transportation, makes it an ideal choice for anyone looking to immerse themselves in the vibrant lifestyle of Calgary. Don't miss out on the chance to own this lovely condo in Eau Claire, where every convenience is just around the corner, and nature's beauty is at your doorstep. In unit laundry is possible with approval. (id:6769)

4pc Bathroom 4.92 Ft x 10.08 Ft  
Bedroom 8.83 Ft x 15.33 Ft  
Kitchen 8.42 Ft x 7.33 Ft

Living room 10.17 Ft x 17.00 Ft  
Storage 7.75 Ft x 4.75 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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**Mirror**

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