



## 738 3 Avenue Calgary Alberta

\$230,000

This beautifully updated large two-bedroom condo offers a modern and stylish living space with recent renovations, including newer vinyl flooring, refreshed cabinetry, and a stunning backsplash, all updated in 2023. The kitchen is complete with a dishwasher for added convenience. Enjoy breathtaking views of the mountains, city skyline, and river from the expansive wraparoundbalcony, perfect for relaxing or entertaining. Inside, you'll find a spacious layout with a large storage room and the convenience of an in-unit washer/dryer combo. With assigned parking (B42)and condo fees covering ALL utilities, this condo combines practicality with beauty. Underground parking makes this home complete. The building features fantastic amenities, including a gym, steam room, party room, 24-hour concierge, and bicycle storage. You' will enjoy direct access to a mini mart, Montessori daycare, and the Willow Beauty Bar. The location is unbeatable--just steps away from Peace Bridge, Prince's Island Park, Buchanan's Chop House, Alforno Bakery, and more. A short 10-minute walk will take you to the vibrant Kensington area, filled with Calgary's best dining, shopping, and entertainment. Don't miss your chance to own this incredible condo--schedule a viewing today! (id:6769)

Kitchen 7.50 Ft x 6.92 Ft

Dining room 10.17 Ft x 7.58 Ft

Living room 14.17 Ft x 11.00 Ft

Laundry room 6.42 Ft x 5.75 Ft

Other 30.50 Ft x 5.67 Ft

Other 11.17 Ft x 5.67 Ft

Bedroom 16.42 Ft x 10.33 Ft

Bedroom 15.00 Ft x 9.17 Ft

4pc Bathroom 10.25 Ft x 4.92 Ft

Listing Presented By:



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**Mirror**

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