



## 738 3 Avenue Calgary Alberta

\$205,000

Welcome to this charming large one-bedroom, where functional design meets unbeatable convenience. Nestled in the sought-after Eau Claire neighborhood, this unit features an open-concept floor plan that creates a bright, airy ambiance throughout. The highlight of this unit is the private balcony, offering stunning views of the city skyline—perfect for unwinding or entertaining guests in style. The functional kitchen flows effortlessly into the living area, making it ideal for making your daily meals. For added convenience, an in-unit washer and dryer combo completes this home. Your condo fees cover all utilities, including ELECTRICITY, providing you with a stress-free living experience. The building itself offers a wide range of amenities to enhance your lifestyle. Stay active and relaxed with access to a fully equipped gym, steam room, and the Beauty Bar Spa located right in the building. For families, the on-site Montessori daycare center makes it easy to balance work and family life. With a mini market just steps away and popular spots like Buchanan Steak House and the renowned Alfonso Bakery nearby, you'll have everything you need at your doorstep. Enjoy walking around the river, Prince Island Park, and the trendy Kensington area. This condo perfectly combines comfort, style, and convenience, offering an elevated urban lifestyle in the heart of the city. Schedule your private tour today and see everything this fantastic home has to offer! (id:6769)

Kitchen 9.00 Ft x 7.83 Ft

Dining room 10.08 Ft x 6.83 Ft

Living room 11.83 Ft x 10.00 Ft

Storage 6.92 Ft x 5.00 Ft

Other 11.25 Ft x 8.33 Ft

Bedroom 12.67 Ft x 9.75 Ft

4pc Bathroom 7.92 Ft x 6.08 Ft

Listing Presented By:



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Real Broker

<https://www.repcalgaryhomes.ca/>



See

**Mirror**

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