



738 3 Avenue Calgary Alberta

\$276,000

*** #1205-738 3AV SW *** Modern Eau Claire Condo only blocks from the Bow River , professionally custom designed unit with great skyline view from your Balcony. this 885 sq ft-2 Bed, Laundry room, open office , master bedroom has walk-in closet with cheater door to bathroom. . The stylish renovated kitchen features stainless steel appliances , glass tile backsplash, walnut style cabinetry & ample quartz countertops . The spacious living room hosts an area for dining and place for relaxing or entertaining as you sit down and read/watch TV. Floor to ceiling patio doors take you outside to a circular style balcony overlooking the beautiful cityscape that our city has to offer. Walk over to the den area where you can enjoy your home office . There are two adequate size bedrooms that feature ample space to hold all your belongings & clothing & the master boasts a built-in desk area. The renovated 4 piece bath features an oversized sink with two faucets & bath/shower. This home comes with a sunny south exposure letting in as much light as possible during the day. An assigned parking stall is offered . Special unit to suit your city style ! (id:6769)

- Other 7.83 Ft x 4.25 Ft
- Kitchen 8.17 Ft x 9.50 Ft
- Other 6.33 Ft x 10.75 Ft
- Living room 10.67 Ft x 10.75 Ft
- Other 8.17 Ft x 10.67 Ft
- Primary Bedroom 17.25 Ft x 10.75 Ft

- Other 6.17 Ft x 5.75 Ft
- Bedroom 15.00 Ft x 9.42 Ft
- 4pc Bathroom 9.58 Ft x 5.00 Ft
- Laundry room 6.17 Ft x 4.83 Ft
- Office 6.25 Ft x 5.75 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
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