



## 738 3 Avenue Calgary Alberta

\$275,000

Don't miss this charming two-bedroom condo in the heart of Eau Claire, perfect for starting your homeowner journey at an unbeatable price. Located on the eighth floor, the unit features a welcoming foyer with a laundry room and mud closet. The timeless kitchen flows into the living room with large glass doors lead to a sunny balcony. The dedicated dining area adds a special touch that many modern condos overlook. The unit also includes two cozy bedrooms and an updated shared bathroom. Freshly painted and move-in ready, this is a space you won't want to miss! This condo also includes underground parking for your convenience. The building boasts fantastic amenities, including a party room and gym, as well as a variety of shops right outside your door. Also nestled in a picturesque location just around the corner from Bow River, you can enjoy your morning coffee at Al Forno before taking a leisurely stroll by the water. The prime location offers easy access to Prince's Island Park, the iconic Peace Bridge, Kensington, and vibrant downtown Calgary. Don't miss your chance to call this stunning property home! (id:6769)

Kitchen 8.83 Ft x 7.83 Ft

Dining room 13.00 Ft x 8.00 Ft

Living room 15.92 Ft x 12.25 Ft

Laundry room 5.17 Ft x 5.00 Ft

Other 9.92 Ft x 5.83 Ft

Foyer 10.92 Ft x 4.75 Ft

Primary Bedroom 12.00 Ft x 9.92 Ft

Bedroom 10.58 Ft x 10.25 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Listing Presented By:



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