



## 738 3 Avenue Calgary Alberta

\$250,000

Welcome to this unique 3-bedroom condo, located on the 10th floor- a rare find offering both space and style in one of Calgary's most sought-after locations. Recently updated with new vinyl plank floors, modern kitchen countertops, and refreshed cabinetry, all completed in the summer of 2024, this home exudes contemporary charm. The open layout promotes seamless living, and the unit boasts two balconies—one off the primary bedroom, offering breathtaking views of the city and river, and another off the living room, which is west-facing, perfect for evening sunsets. Enjoy sun exposure throughout the day, filling the condo with an abundance of natural light. This home also features a large storage room, an in-unit washer/dryer combo, and assigned underground parking (A14) for added convenience. Condo fees include ALL utilities even ELECTRICITY and offer incredible value while maintaining a stylish, functional living space. The building itself offers top-tier amenities, including a gym, steam room, party room, 24-hour concierge, and a bike storage. You'll have direct access to a mini mart, Montessori daycare, and the Willow Beauty Bar without having to step outside. The location is truly unbeatable—just steps from the Peace Bridge on the Bow River, Prince's Island Park and Calgary's City Pathway system, Buchanan's Chop House, Alforno Bakery, and much more. Only a 10-minute walk to the vibrant Kensington area, where you'll enjoy some of Calgary's best dining, shopping, and entertainment options. Don't miss the rare opportunity to own this spacious, newly updated 3-bedroom condo—schedule a viewing today! (id:6769)

Kitchen 8.17 Ft x 7.42 Ft

Dining room 12.08 Ft x 9.08 Ft

Living room 18.08 Ft x 10.83 Ft

Storage 7.33 Ft x 4.17 Ft

Bedroom 13.08 Ft x 12.67 Ft

Bedroom 14.00 Ft x 11.00 Ft

Bedroom 8.92 Ft x 8.58 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

Listing Presented By:



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