



# 738 3rd Avenue Calgary Alberta

\$429,000

PRICE REDUCED. SELLER MOTIVATED. Location, Location, Location! Welcome to this beautiful and bright two bedroom condo with your private terrace, located in the heart of Eau Claire, the most prestigious district of Calgary's downtown. Spacious and fully renovated with over 1145 SQ feet of living space, a total of two balconies and a MASSIVE 510 sqft outdoor terrace capturing a stunning view in all directions. This inviting space is perfect for entertaining guests or simply unwinding after a long day. The unbeatable location allows you to enjoy downtown's ultimate urban life style. Steps away from famous Peace Bridge, Prince's Island Park, Bow River. Walk to the office towers +15, shopping, restaurants, and much more. The heart of the home is the kitchen, a culinary dream featuring stainless steel appliances, abundant granite counter space , providing a perfect blend of functionality and style. Enjoy hosting your friends and family at the spacious island or enjoy the summer sun from your private roof top terrace. Two generously sized bedrooms, master suite with a large balcony, provide a tranquil retreat. Natural light floods the home. Entering the condo you will instantly be impressed by the openness of the floor plan. The living room, dining room and the kitchen flow perfectly for entertaining. Great space for family gatherings. This extensively renovated condo has an electric fire place in the living room for you to enjoy winter evenings. Amenities in Prince's Crossing include a gym on the second floor with stream rooms, mini market, day care, party room and bike room. All utilities, electricity, heat, water, and sewage are included in the condo fee. This unit features two balconies and a large terrace, in-suite laundry and one underground secured parking stall ensuring your vehicle is safe and protected. Prince's Crossing offers many amenities for a co...

Living room 21.17 Ft x 14.58 Ft

3pc Bathroom 7.67 Ft x 5.00 Ft

Primary Bedroom 17.00 Ft x 10.17 Ft

Bedroom 13.42 Ft x 9.42 Ft

Dining room 9.83 Ft x 7.25 Ft

Kitchen 12.00 Ft x 10.33 Ft

Foyer 8.08 Ft x 4.50 Ft

Laundry room 7.67 Ft x 6.42 Ft

Other 11.25 Ft x 8.33 Ft

Other 10.25 Ft x 8.33 Ft

Listing Presented By:



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Real Estate Professionals Inc.

**RE/MAX Realty Professionals**

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