

# \$250,000 - 905, 738 3 Avenue Sw, Calgary

MLS® #A2236209

**\$250,000**

2 Bedroom, 1.00 Bathroom, 748 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Beautiful 2 bedroom, 1 bath in West Eau Claire's Prince's Crossing! This fully furnished suite displays laminate flooring throughout. All furnishings can be included in the purchase price, televisions in both the living room and bedroom, a kitchen dining table, all the necessary kitchen amenities and appliances, a sectional sofa, glass coffee table, one queen size and one double size bed with ample closet room and extra storage space. Amazing South-facing city views on your walkout balcony which comes with a barbecue to enjoy cooking outside on those pleasant summer evenings. Your home at Prince's Crossing is an ideal location for taking a stroll or bike along the Bow River. Just steps outside you are within reach of Alforno Bakery & Cafe, Buchanan's chophouse, the mini-mart and town cleaners. Venture just a few blocks further and you have easy access to the C-train, bus stops, TD core, Stephens Avenue, Calgary public library along with endless shops and restaurants. This delightful two-bedroom is perfect for the working couple or individual looking to enjoy their time in the best spot Calgary can offer!

Built in 1981

## Essential Information

MLS® # A2236209

Price \$250,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 748               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 905, 738 3 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 0G7              |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Coin Laundry, Fitness Center |
| Parking Spaces | 1                            |
| Parking        | Parkade                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, See Remarks                          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings |
| Heating           | Electric, Hot Water   |
| Cooling           | None  |
| # of Stories      | 18  |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 6th, 2025  |
| Days on Market | 7               |
| Zoning         | DC (pre 1P2007) |

**Listing Details**

Listing Office                      Unison Realty Group Ltd.

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