307, 738 3 Avenue SW
Calgary, Alberta

MLS # A2208204

$219,995

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	556 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	1	**Baths:**	1
Garage:	Covered, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 524
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan		

Inclusions:	N/A

Rare Opportunity in Eau Claire – Stylish 1-Bedroom Condo with All-Inclusive Utilities! Discover this bright and inviting south-facing 1-bedroom unit in the sought-after Prince’s Crossing building, located in the heart of Eau Claire—one of Calgary’s most desirable neighborhoods. This unit features a spacious open floor plan, fresh paint, and brand-new flooring, along with a private balcony and a convenient in-suite storage room. Enjoy the ease of 1 covered parking stall and the option to install an in-suite washer/dryer combo (with board approval). The building offers top-tier amenities, including 24/7 concierge security, a fitness center, bike storage, a party room, and more! Step outside and explore Prince’s Island Park, the Bow River pathways, shopping, dining, and transit—just moments from your door. Plus, with ALL UTILITIES (water, electricity, and heat) included in the condo fee, your monthly costs are predictable and hassle-free. Why rent when you can own for the same price? A fantastic long-term investment in a prime location. Units in this building sell fast—act now!