

# \$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 stroller 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      | Fitness Center, Coin Laundry |
| 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 | 3               |
| Zoning         | DC (pre 1P2007) |

**Listing Details**

Listing Office                      Unison Realty Group Ltd.

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