

# \$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	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	1
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office                      Unison Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.