

# \$199,000 - 502, 738 3 Avenue Sw, Calgary

MLS® #A2212029

**\$199,000**

1 Bedroom, 1.00 Bathroom, 526 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

This south-facing 1-bedroom condo in Eau Claire offers 526.48 sq ft of thoughtfully designed living space, ideal for professionals, investors, or those seeking the best of downtown living.

Natural light floods the living space throughout the day, creating a warm and inviting atmosphere year-round. The generously sized primary bedroom easily fits a king-size bed with room to spare. The open-concept layout flows effortlessly through the kitchen, dining, and living areas – perfect for comfortable living or entertaining.

Located just steps from Prince™s Island Park, the Bow River pathways, and all the shops, cafes, and restaurants Eau Claire is known for. With the major Eau Claire revitalization project already underway, this home is perfectly positioned to benefit from the neighborhood's exciting transformation.

The building includes practical amenities such as an on-site gym, a laundry room with the option to install in-suite laundry, a daycare, and a convenient bodega for everyday essentials.

Built in 1981

## Essential Information

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Price	\$199,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	526
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	502, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

### Amenities

Amenities	Elevator(s), Fitness Center, Garbage Chute, Park, Secured Parking, Snow Removal, Trash, Day Care
Parking	None

### Interior

Interior Features	Breakfast Bar, Laminate Counters, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings
Heating	Central
Cooling	None
# of Stories	19

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Metal Frame, Post & Beam

### Additional Information

Date Listed	April 15th, 2025
Zoning	DC

**Listing Details**

Listing Office            CIR Realty

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