

# \$318,900 - 1609, 738 3 Avenue Sw, Calgary

MLS® #A2220105

**\$318,900**

2 Bedroom, 1.00 Bathroom, 1,157 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Are you dreaming of more space and taking advantage of all the amazing inner city community of Eau Claire has to offer? This is the suite for you! With nearly 1200 SF, this NE CORNER, renovated suite with RIVER VIEWS offers the size you won't find in many other properties at this price point!

Renovations include laminate flooring (Sept 2024), updated kitchen with granite counters, cherry-style cabinetry, new stainless steel appliances, island and ample cabinets and counter space. The nook is wrapped in windows with views north, south and east. The living room and dining area is huge and offers sliding door access to one of 2 balconies!

Primary bedroom easily accommodates king-sized furniture and showcases a massive walk in closet and sliding patio door to the second balcony. Second bedroom and 4 pce bath PLUS additional in-suite storage room completes the package. The building's luxury amenities include a well-equipped gym, a steam room & full service locker room, stylish party/meeting room, and concierge service, while secure underground parking and bike storage adds peace of mind. Your urban lifestyle begins here - steps from the Bow River & Prince's Island Park, surrounded by picturesque riverside bike & running pathways, vibrant shops, restaurants and cultural attractions. Book your viewing today!

Built in 1981



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220105          |
| Price          | \$318,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,157             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1609, 738 3 Avenue Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 0G7               |

## Amenities

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Coin Laundry, Elevator(s), Fitness Center, Garbage Chute, Parking, Recreation Facilities, Secured Parking, Trash |
| Parking Spaces | 1   |
| Parking        | Heated Garage, Parkade, Underground   |
| # of Garages   | 1   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings   |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 18   |

## Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 14             |
| Zoning         | DC             |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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