

**202, 738 3 Avenue SW  
Calgary, Alberta****MLS # A2281866****\$199,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	557 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Incredible value in the heart of Eau Claire. Discover an exceptional opportunity to own a bright and stylish 1 bedroom 1 bathroom condo in the prestigious Princes Crossing, a well maintained concrete building in one of downtown Calgary's most desirable neighbourhoods. This south facing unit features a functional open concept layout filled with natural light. The custom built kitchen is thoughtfully designed for the home chef and opens seamlessly into the spacious living area, where patio doors lead to a unique circular balcony offering approximately 180 degree views and an ideal space to relax or entertain. The renovated bathroom showcases bright cabinetry, a large mirror, and a clean modern finish. A generous in unit storage room, large enough to accommodate a bicycle and more, adds everyday convenience and organization. Prince's Crossing offers an impressive range of amenities including a fully equipped fitness centre with steam room, lockers and showers, concierge service, meeting room, day care located within the building, on site convenience store, and a heated underground parking stall. Enjoy the unbeatable location just steps from the Bow River pathways, parks, bikeways, grocery stores, transit, and some of Calgary's best dining and cafes, all while being tucked away on a quiet, tree lined street in Eau Claire. Pet might be allowed with board approval. This bright south facing unit is an outstanding option for first time buyers or investors seeking value, location, and lifestyle. An unbelievable deal in the downtown core.