502, 738 3 Avenue SW
Calgary, Alberta

MLS # A2212029

$189,000

Division:	Eau Claire
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	526 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	1	**Baths:**	1

Garage:	None
Lot Size:	-
Lot Feat:	-

Heating:	Central	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 445
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Metal Frame, Post & Beam	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Laminate Counters, Soaking Tub		

Inclusions:	N/A

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.