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607, 738 3 Avenue SW
Calgary, Alberta

MLS # A2262221

$259,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	551 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	1	**Baths:**	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 524
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub		

Inclusions: Window Coverings

Discover an incredible opportunity to own a BEAUTIFULLY RENOVATED condo in the PRESTIGIOUS EAU CLAIRE district at an affordable price! Step inside to find a bright open-concept layout anchored in this 1 Bed/1 Bath condo in PRINCES CROSSING with sunny SOUTH EXPOSURE and lovely views from the 6TH FLOOR in this CONCRETE BUILDING. You'll fall in love with the designer KITCHEN showcasing ceiling- height CUSTOM CABINETRY featuring UPGRADED STAINLESS STEEL APPLIANCES including a sleek INDUCTION COOKTOP WITH CONVECTION OVEN, glass mosaic backsplash, QUARTZ COUNTERTOPS, and expanded eat-at island that seats four. Additional CUSTOM CABINETRY added to island for more storage. The spacious living area is bathed in natural light through large patio doors that open to your circular 180 degree balcony where you can take in the south URBAN SKYLINE AND WEST VIEWS. Renovated full bath with NEW VANITY, QUARTZ COUNTER-TOP, mirrored storage cabinet and DEEP SOAKER TUB. Updated baseboards, lighting and hardware throughout. Smart details like IN-SUITE LAUNDRY and a SPACIOUS STORAGE ROOM (big enough for a bike and more) make everyday living easy and organized. Pets allowed with Board approval. Princes Crossing offers a variety of lifestyle amenities including a well-equipped fitness centre with steamroom, on-site convenience store, meeting room, concierge service and a heated underground parking stall. All of this just steps from Calgary's river pathways, fine dining and trendy cafes yet nestled on a quiet, tree-lined street in one of the city's most exclusive enclaves. Experience the best of downtown living - elegant, effortless and affordable!

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