

# \$189,000 - 502, 738 3 Avenue Sw, Calgary

MLS® #A2212029

**\$189,000**

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.

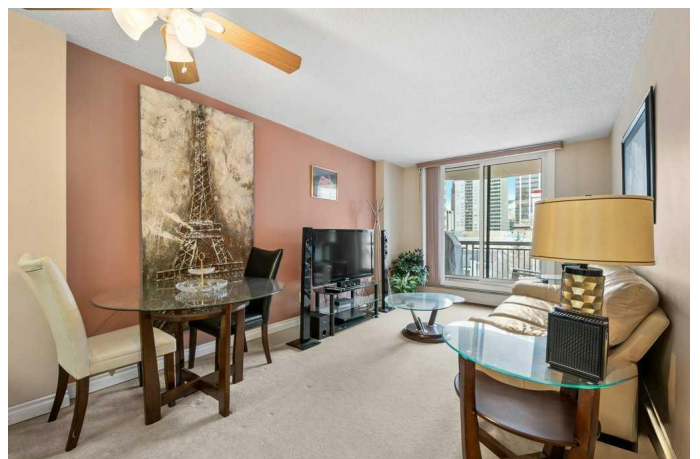
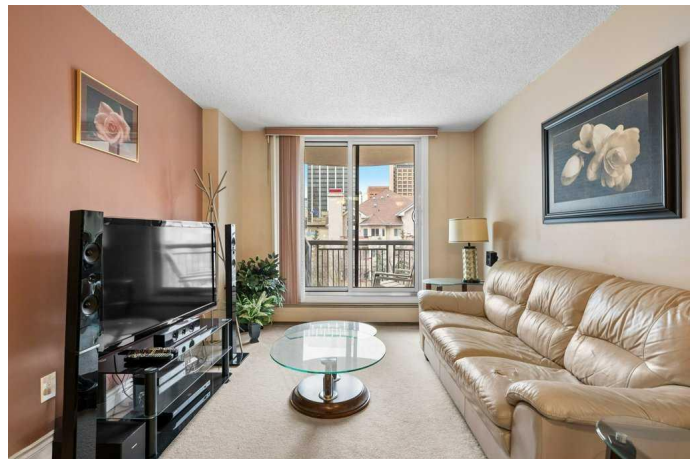
Located just steps from Prince’s Island Park, the Bow River pathways, and all the shops, cafes, and restaurants Eau Claire is known for. With the major Eau Claire revitalization project already underway, this home is perfectly positioned to benefit from the neighborhood’s exciting transformation.

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

MLS® #                      A2212029



|                |                   |
|----------------|-------------------|
| Price          | \$189,000         |
| 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 | Day Care, Elevator(s), Fitness Center, Garbage Chute, Park, Secured Parking, Snow Removal, Trash |
| Parking   | None   |

### **Interior**

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

### **Exterior**

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 154              |

Zoning DC

## **Listing Details**

Listing Office CIR Realty

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