

\$259,900 - 607, 738 3 Avenue Sw, Calgary

MLS® #A2262221

\$259,900

1 Bedroom, 1.00 Bathroom, 551 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

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!

Built in 1981

Essential Information

MLS® #	A2262221
Price	\$259,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	551
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	607, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G7

Amenities

Amenities	Elevator(s), Fitness Center, Laundry
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters,
-------------------	--

	Soaking Tub
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	October 4th, 2025
Days on Market	15
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Chickadee Realty & Design
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.