

# \$259,900 - 613, 738 3 Avenue Sw, Calgary

MLS® #A2213162

**\$259,900**

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

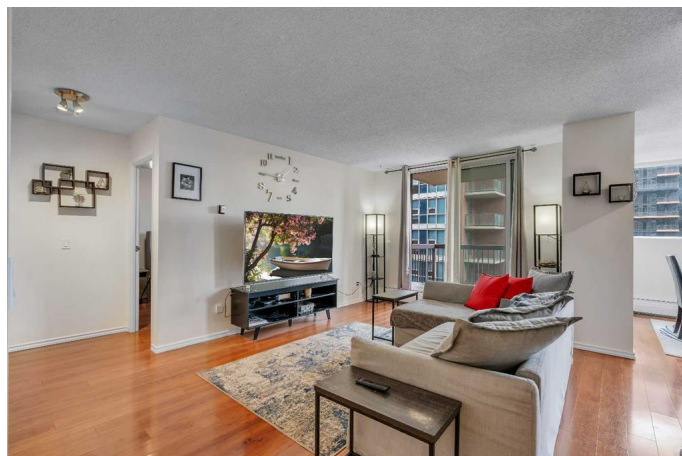
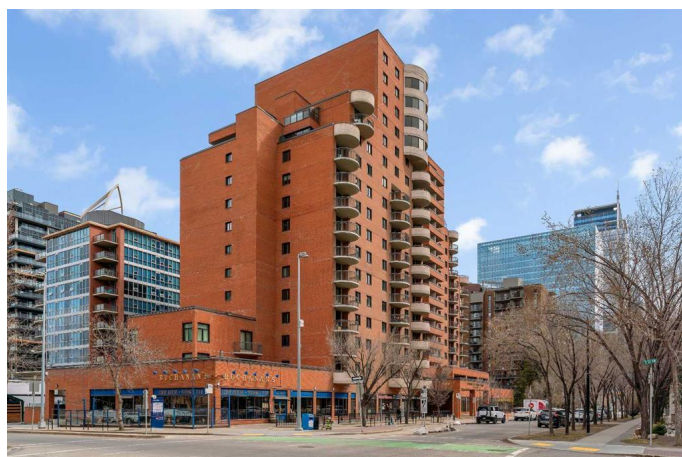
Eau Claire, Calgary, Alberta

Welcome to your new home in the heart of Eau Claire! Perched on the 6th floor, this bright and spacious 2-bedroom, 1-bathroom condo offers 826 sqft of open-concept living. Enjoy stunning views from your south-facing covered balcony, perfect for relaxing year-round. Inside, you'll find two generously sized bedrooms, a private kitchen that flows into a dining room surrounded by windows, and a stylish, fully furnished interior that's ready to move in. This unit also comes with an assigned parking stall and storage locker for added convenience. Located in a well-managed building with fantastic amenities including a gym, sauna, daycare, nail salon, and popular on-site restaurants. Plus, you're just steps from beautiful parks, the Bow River pathways, and everything downtown Calgary has to offer. Whether you're a first-time buyer, downsizing, or looking for a great investment, this one checks all the boxes!

Built in 1981

## Essential Information

MLS® #	A2213162
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	826
Acres	0.00



Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	613, 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, Party Room, Recreation Facilities, Sauna
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Electric
Cooling	None
# of Stories	17

### **Exterior**

Exterior Features	Lighting, Private Entrance, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	11
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.