

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

MLS® #A2213162

\$259,900

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

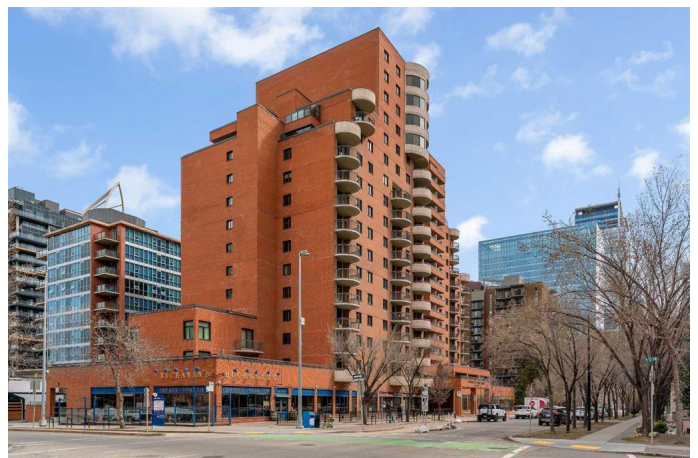
Eau Claire, Calgary, Alberta

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 | Elevator(s), Recreation Facilities, Day Care, Fitness Center, Party Room, 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 | 44 |
| Zoning | DC |

Listing Details

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

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