

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

MLS® #A2213162

**\$259,900**

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

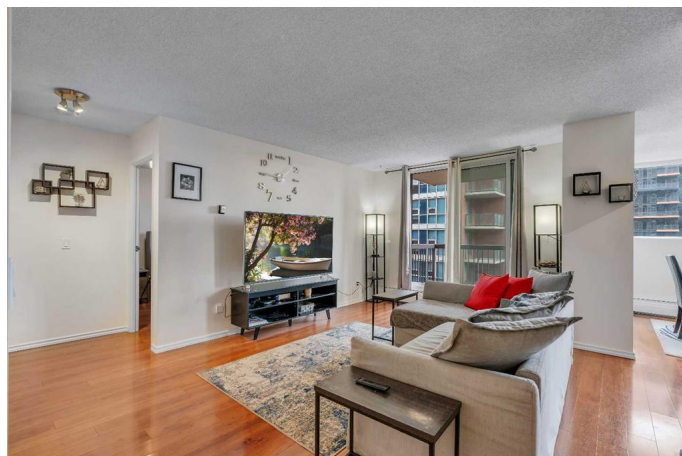
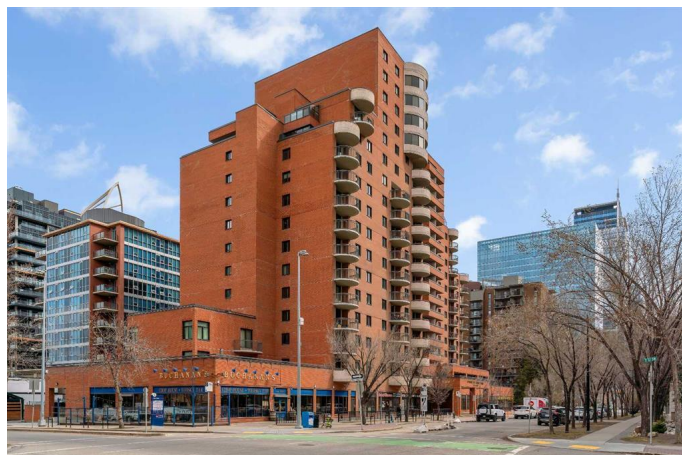
Eau Claire, Calgary, Alberta

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, Recreation Facilities, 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 | 22               |
| Zoning         | DC               |

### **Listing Details**

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

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.