

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

MLS® #A2213162

**\$259,900**

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

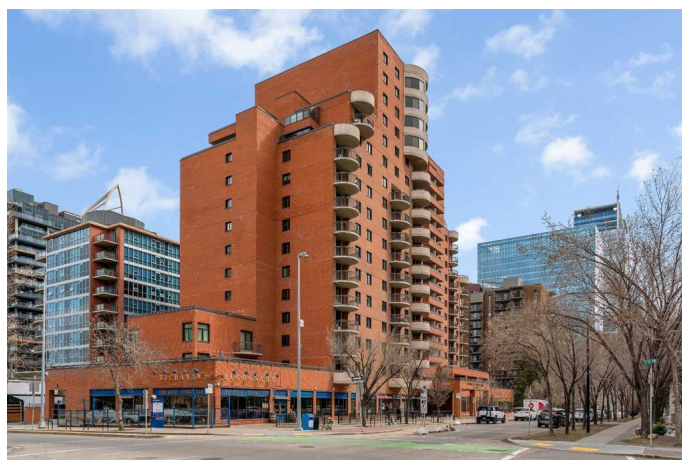
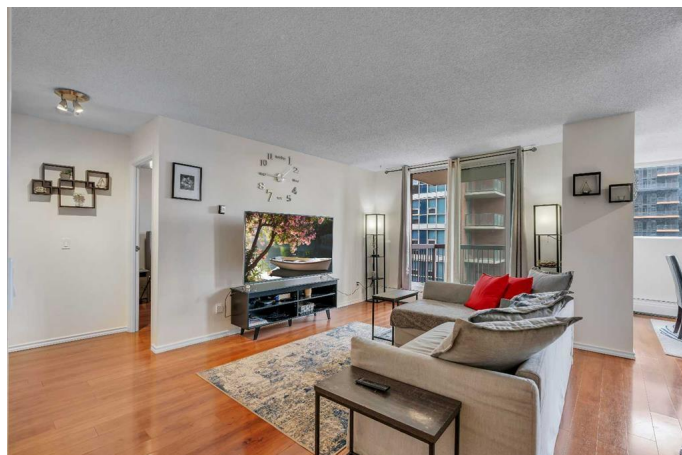
Eau Claire, Calgary, Alberta

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, Recreation Facilities, Elevator(s), 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	36
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
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