

# \$318,900 - 1609, 738 3 Avenue Sw, Calgary

MLS® #A2220105

**\$318,900**

2 Bedroom, 1.00 Bathroom, 1,157 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Are you dreaming of more space and taking advantage of all the amazing inner city community of Eau Claire has to offer? This is the suite for you! With nearly 1200 SF, this NE CORNER, renovated suite with RIVER VIEWS offers the size you won't find in many other properties at this price point!

Renovations include laminate flooring (Sept 2024), updated kitchen with granite counters, cherry-style cabinetry, new stainless steel appliances, island and ample cabinets and counter space. The nook is wrapped in windows with views north, south and east. The living room and dining area is huge and offers sliding door access to one of 2 balconies!

Primary bedroom easily accommodates king-sized furniture and showcases a massive walk in closet and sliding patio door to the second balcony. Second bedroom and 4 pce bath PLUS additional in-suite storage room completes the package. The building's luxury amenities include a well-equipped gym, a steam room & full service locker room, stylish party/meeting room, and concierge service, while secure underground parking and bike storage adds peace of mind. Your urban lifestyle begins here - steps from the Bow River & Prince's Island Park, surrounded by picturesque riverside bike & running pathways, vibrant shops, restaurants and cultural attractions. Book your viewing today!

Built in 1981



## Essential Information

MLS® #	A2220105
Price	\$318,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,157
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1609, 738 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G7

## Amenities

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Fitness Center, Garbage Chute, Parking, Recreation Facilities, Secured Parking, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	18

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	May 11th, 2025
Days on Market	39
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.