



DJ Golden
REAL ESTATE

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613, 738 3 Avenue SW
Calgary, Alberta

MLS # A2213162



\$259,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 826 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|--------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 814 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

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!