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Calgary, AB
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604, 738 3 Avenue SW, Eau Claire, Calgary, Alberta, T2P 0G7, Canada **MLS®# A2112074**

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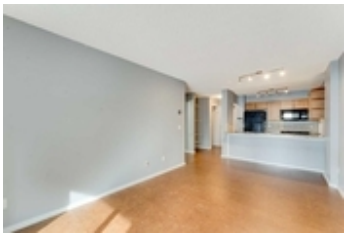
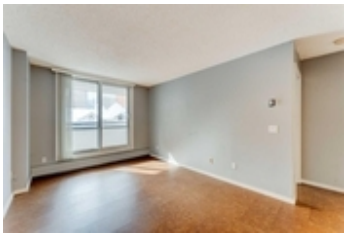
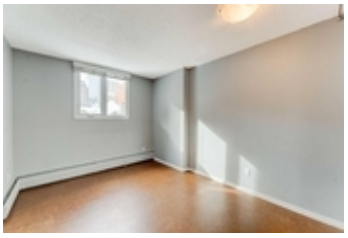
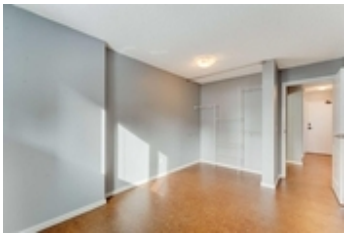
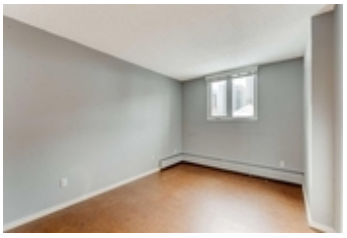
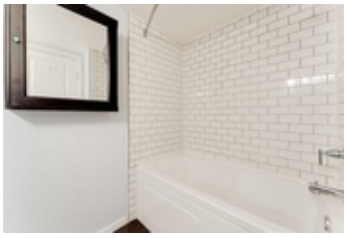
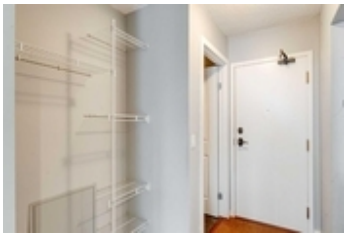
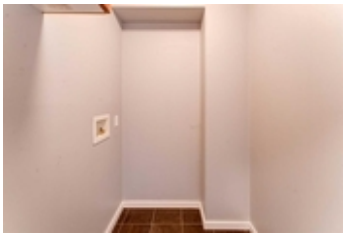
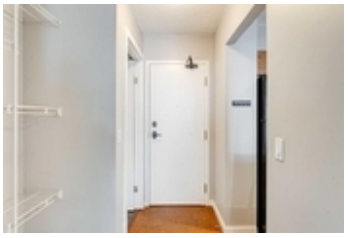
Property Value	$249,900
Type	Apartment
Style	Apartment
Parking	Stall, Underground
Year Built	1981
Living Area	540.77 sq.ft.
Bedroom	1
Bathroom	1 full

Description

Welcome to the Prince's Crossing. This south facing 1 bed 1 bath condo features an open concept floor plan, a private patio with city views, plus a renovated kitchen and bath. Enjoy hosting your friends at the spacious island or enjoy the summer sun from your private south facing patio. This unit is one of the few that has been grandfathered in for a washer/dryer, plumbing already installed or use the convenient laundry bay on the main floor. This turn-key unit also offers 1 indoor assigned parking stall and low condo fees that include heat, water and electricity. The building itself is has a ton of conveniences including a gym, a mini-mart convenience store, a hair salon, and a Montessori daycare. With a convenient location close to all the walking paths along the river, a quick block to Alforno for a latte and an abundance of green space at your fingertips, this is the perfect location for the downtown executive, student, and empty nesters who'll appreciate the convenience of the lock and leave lifestyle. The perfect opportunity for any investor, or first-time buyer. Easy to show, refer to agent remarks for more details.



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