1110 738 3 Avenue SW

Calgary | Active | MLS® A2339537

$179,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1982**	**520.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to Prince’s Crossing, where downtown convenience meets an exceptional inner-city lifestyle! Perched on the 11th floor, this bright and inviting 1-bedroom condo offers a functional open-concept layout and an excellent opportunity for first-time buyers, professionals, investors, or those looking for a convenient downtown home. The spacious living area opens through patio doors onto a large private balcony with impressive views, creating the perfect spot to enjoy your morning coffee, unwind at the end of the day, or take in the city surroundings. Prince’s Crossing offers an impressive selection of amenities including 24-hour concierge and security service, fitness room, steam room, party room, bicycle storage, on-site mini mart, hair salon, Montessori daycare, and a coin-operated laundry facility. The monthly condo fee of $540.19 provides excellent value and includes electricity, heat, water, sewer, insurance, management, common-area maintenance, garbage removal, parking-area maintenance, snow removal, and reserve fund contributions. The location is hard to beat, with easy access to the Bow River pathways, Peace Bridge, Prince’s Island Park, Eau Claire, downtown offices, recreation and cultural attractions, restaurants, coffee shops, shopping, and transit. Whether you prefer walking, cycling, or simply enjoying everything Calgary’s inner city has to offer, it’s all within easy reach. An affordable opportunity to own an 11th-floor downtown condo with secure underground parking, great amenities, and an outstanding location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339537
Bedrooms	1
Bathrooms	1
Year Built	1982
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	520.65 sq. ft.
Condo Fee:	$540.19
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	11
Stories Total:	17
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1982 (Age: 44)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9310779
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No

Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Princes Crossing
Community:	Eau Claire
Amenities:	Coin Laundry, Day Care, Elevator(s), Fitness Center, Park, Parking, Recreation Facilities, Sauna, Secured Parking
Appliances:	Electric Stove, Refrigerator
Inclusions:	NONE
Restrictions:	Board Approval, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 12'1" × 10'1" ·
Main Floor	Dining Room · 10'1" × 5' ·
Main Floor	Kitchen · 8'2" × 7'2" ·
Main Floor	Bedroom - Primary · 15'3" × 8'8" ·
Main Floor	Balcony · 10' × 5'11" ·
Main Floor	Flex Space · 7'7" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, No Animal Home, Recreation Facilities, See Remarks, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1110-738-3-avenue-sw-calgary-a2339537/

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