

# \$1,350,000 - 119, 738 3rd Avenue Sw, Calgary

MLS® #A2136024

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Eau Claire, Calgary, Alberta

Rare Opportunity - Retail condo for sale at the Prince's Crossing. Located in the popular Eau Claire district, steps to Calgary's famous Peace Bridge on the Bow River, Calgary's City Pathway system, one block to Prince's Island Park, and an easy walk to trendy Kensington. Great location walking paths, shops, restaurants, and downtown entertainment venues. Unit is recently renovated and possibility to divide the unit into 2 units. Additional features include, underground heated one parking and 24 hour security. Please do not bother the business owner.

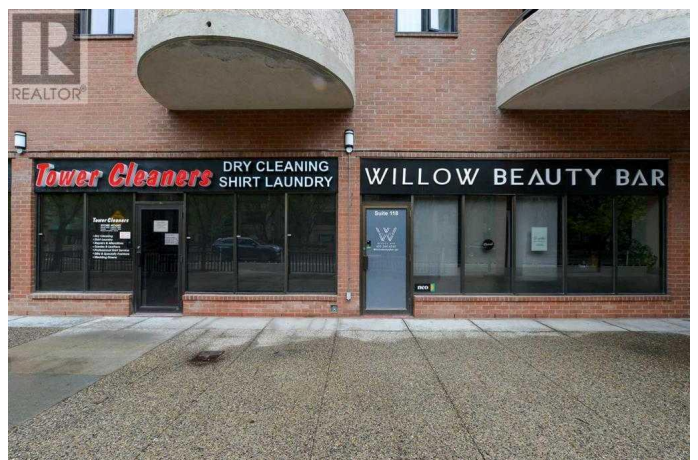
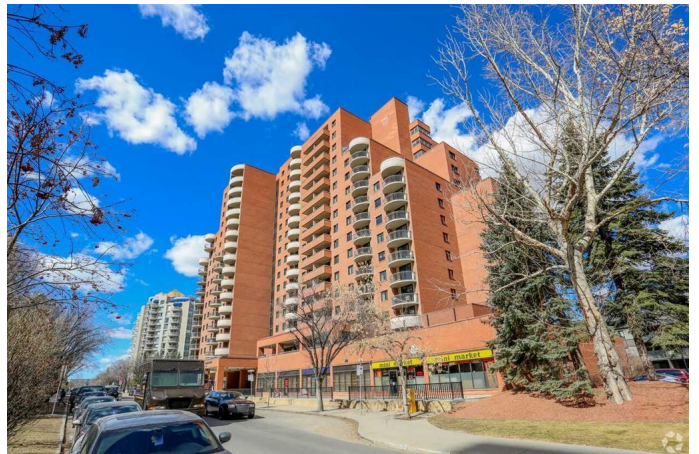
Built in 2009

## Essential Information

MLS® #	A2136024
Price	\$1,350,000
Bathrooms	0.00
Acres	0.00
Year Built	2009
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	119, 738 3rd Avenue Sw
Subdivision	Eau Claire
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2P 0G7

### **Amenities**

Parking Spaces	3
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### **Additional Information**

Date Listed	May 28th, 2024
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Days on Market	317
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Zoning	DC
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### **Listing Details**

Listing Office	Highline Real Estate Inc.
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