

1110, 804 3 Avenue SW
Calgary, Alberta

MLS # A2173012



\$465,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,172 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s), Hot Water, Natural Gas

Water: -

Floors: Tile, Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 933

Basement: -

LLD: -

Exterior: Concrete

Zoning: DC

Foundation: -

Utilities: -

Features: Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Elevator, Soaking Tub, Stone Counters

Inclusions: None

Welcome to Liberte in Eau Claire, one of Calgary's most prestigious communities. This exceptional 11th floor residence offers an elevated urban living experience. Featuring 2 spacious bedrooms, 2 modern bathrooms, and a versatile den, this highly sought after unit is designed to impress. A rare oversized titled parking space, large enough for two vehicles, adds significant value and convenience. The interior has been thoughtfully updated with sleek vinyl flooring, new stone countertops, and a contemporary backsplash in the expansive kitchen, perfect for culinary enthusiasts. The unit also includes a newer washer and dryer for your convenience. Enjoy panoramic views of downtown Calgary from two large balconies, offering ample space for relaxation or entertaining. As a resident of Liberte, you will have access to premium amenities, including a tennis court, a fully equipped fitness centre, and a communal area complete with a kitchen, ideal for gatherings. This prime location places you within walking distance of the Bow River and its extensive network of bike paths, perfect for outdoor activities. Additionally, you are steps away from major downtown businesses, as well as some of Calgary's most renowned dining establishments, including Alforno Bakery and Buchanan's Chop House. Offering the perfect blend of convenience, lifestyle, and luxury, this property is an unparalleled opportunity in the heart of the city. Don't miss your chance to make this remarkable home your own.