

401, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2186981



**\$419,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 946

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Walk-In Closet(s)

**Inclusions:** N/A

JUST LISTED in beautiful EAU CLAIRE! Save on commuting time and costs and live downtown. This amazing 2 bedroom, 2 bathroom, plus den/office unit in "LIBERTE" has an AMAZING LOCATION and is steps to your downtown office, the Bow River, endless walking & biking paths, shops, pubs, restaurants, LRT, Saddledome, Stampede Park, and more! QUIET CONCRETE BUILDING. Contemporary finishings throughout including HUGE WINDOWS, the PERFECT WIDE OPEN FLOOR PLAN, sleek flat front cabinetry, large kitchen with plenty of cabinets & countertops, VINYL PLANK FLOORING, STAINLESS STEEL APPLIANCES, and more! The primary bedroom features HIS/HER CLOSETS, a 4 PCE ensuite bath, and is located opposite to the other spare bedroom for maximum privacy. So many extras in this home - cozy gas fireplace, separate den/office area with glass wall and French doors, in-suite laundry, not 1 but 2 good size private balconies, HEATED UNDERGROUND PARKING, separate storage locker, amazing fitness center, social room with kitchen, bicycle storage, racquet courts, visitor parking. Condo fee includes heat, water, sewer! \$419,900. This property shows 10/10, is priced to sell and will not last long!