

\$435,000 - 1110, 804 3 Avenue Sw, Calgary

MLS® #A2200638

\$435,000

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Price Reduced! Welcome to Liberte in Eau Claire, one of Calgary's most prestigious communities. This exceptional 11th floor residence offers an elevated urban living experience with Bow River views from your balcony and living room. 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.

Built in 1999

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2200638 |
| Price | \$435,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,172 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1110, 804 3 Avenue Sw |
| Subdivision | Eau Claire |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P0G9 |

Amenities

| | |
|----------------|---|
| Amenities | Parking, Snow Removal, Trash, Visitor Parking, Elevator(s), Fitness Center, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking, Storage |
| Parking Spaces | 2 |
| Parking | Stall, Parkade, Underground |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Walk-In Closet(s), Bookcases, Built-in Features, Elevator, Kitchen Island, Storage |
|-------------------|--|

| | |
|-----------------|---|
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Electric Oven, Electric Range |
| Heating | Natural Gas, Boiler |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 15 |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony, Tennis Court(s) |
| Roof | Other |
| Construction | Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 9th, 2025 |
| Days on Market | 113 |
| Zoning | DC |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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