

\$750,000 - 1502, 804 3 Avenue Sw, Calgary

MLS® #A2084241

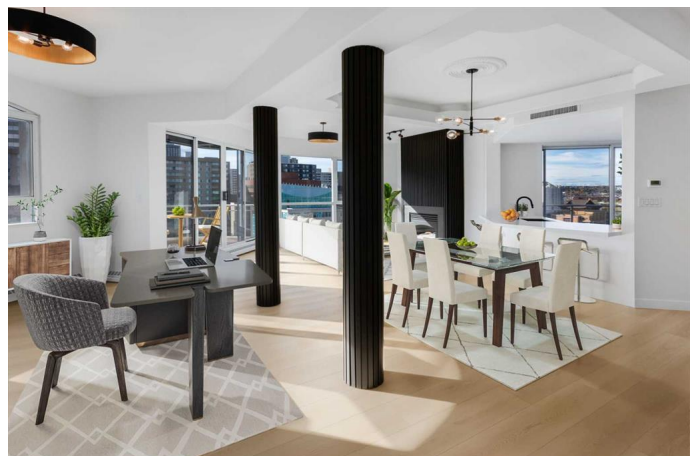
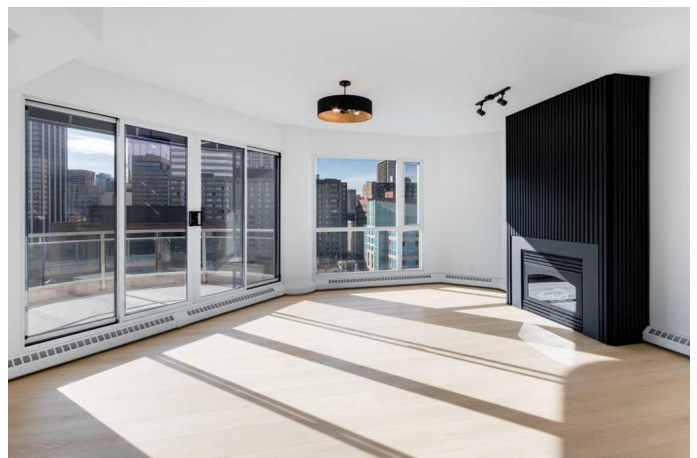
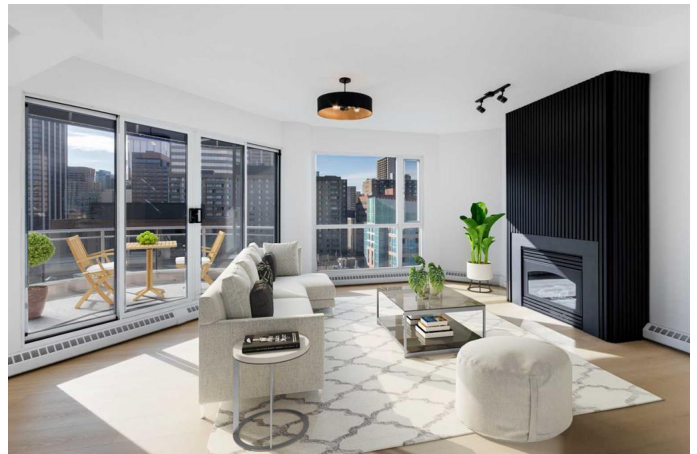
\$750,000

2 Bedroom, 2.00 Bathroom, 1,394 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

This one owner, MODERN, completely renovated PENTHOUSE comes with your own PRIVATE 400 sq ft patio! Almost 1400 sq ft of OPEN CONCEPT living inside, 10ft ceilings with floor to ceiling windows, A/C, 2 bedrooms, 2 bathrooms + den. A total of 3 balconies including the extra large private 400 sq ft patio with 2 titled O/S parking stalls & a storage locker. It is PET FRIENDLY & UNRESTRICTED on number of pets or breed types! This spacious floorplan is ideal for ENTERTAINING and offers a bright SUNNY atmosphere throughout the day. The brand new kitchen has modern white cabinetry, quartz counters, with new appliances & fixtures. The living room features an outstanding floor to ceiling gas fireplace & balcony with STUNNING VIEWS of the river & mountains. An adjacent dining area features a vaulted ceiling and contemporary new lighting. The multi purpose den can be used as a home office, relaxation area or a bar & entertainment space. The primary bedroom accommodates a KING SIZE bed, with 2 separate closet areas (1 walk/in), and a brand new ensuite. Off the Primary and LR, you have access to the large private patio with an additional gas outlet for BBQ and patio heater & exterior water line. The "Liberte" shared areas offer a private tennis court, fully equipped gym, party room & visitor parking. The LOCATION is one of the BEST in the city with walking distance to downtown, river pathways, Peace Bridge, Restaurants & Coffee Shops, 8st LRT,



Kensington & more! Come and see what this superior condo & location have to offer. Condo board is also amazing to work with! Virtual staging was used in the photos of the property.

Built in 1999

Essential Information

MLS® #	A2084241
Price	\$750,000
Sold Price	\$749,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,394
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	1502, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G6

Amenities

Amenities	Bicycle Storage, Fitness Center, Party Room, Racquet Courts, Storage, Visitor Parking
Parking Spaces	2
Parking	Oversized, Side By Side, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In
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	Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Standard, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

Exterior

Exterior Features	None
Construction	Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	April 10th, 2024
Days on Market	187
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER MOUNTAIN CENTRAL
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