

\$450,000 - 1206, 804 3 Avenue Sw, Calgary

MLS® #A2108330

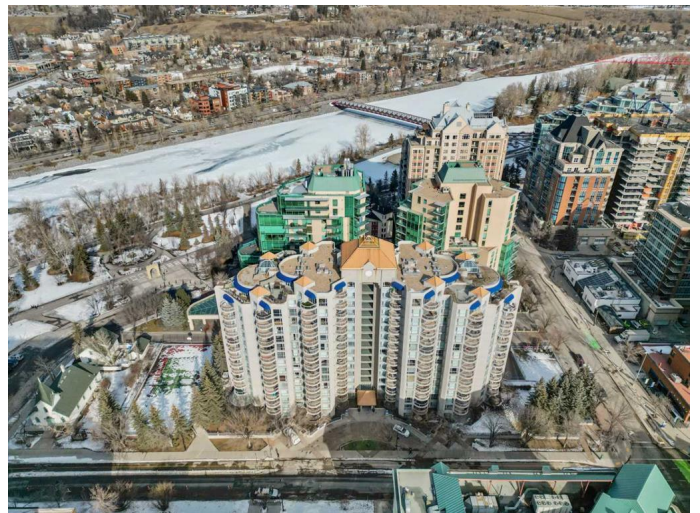
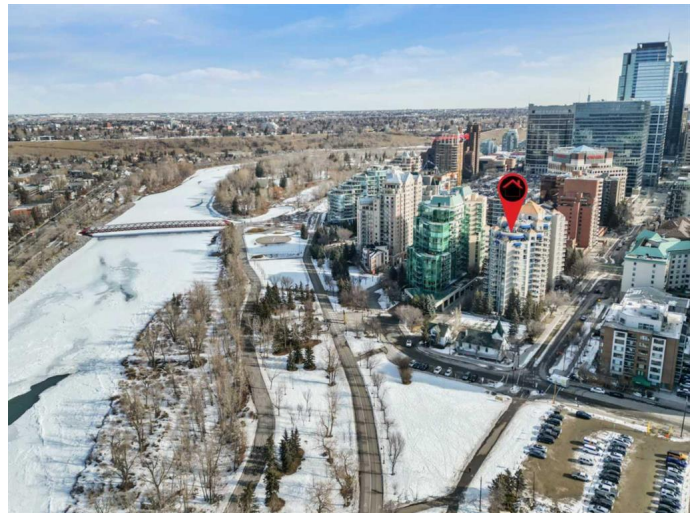
\$450,000

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to 1206 at the Liberte building nestled in the heart of Calgary's vibrant Eau Claire district. Situated on the 12th floor, this amazing unit features 3 bedrooms and two full bathrooms. Enjoy ample natural light with a south-facing orientation and stunning river and mountain views from the balcony. Recent upgrades completed in 2023 include a new backsplash, granite countertops, a kitchen island with a granite waterfall edge, fresh paint, new flooring, updated light fixtures, new dishwasher, new washer and dryer and renovated bathroom vanities, faucets and 2 new toilets. The removal of the kitchen wall enhances the open concept layout. This spacious unit spans over 1,241 sq ft and includes in suite laundry, two secure underground titled parking stalls, a storage locker and two balconies. Indulge in elevated living with exclusive building amenities such as a cutting-edge gym, an inviting owner's lounge, a spacious party room, and a secluded private tennis court. Step outside to discover the splendor of Calgary. Take leisurely strolls or bike rides downtown, meander along picturesque river pathways, cross the iconic Peace Bridge, and explore the vibrant array of shops, cafes, and restaurants that define Eau Claire as the city's jewel. Envision a life where each day unfolds seamlessly, merging luxury and practicality. Situated just steps away from Buchanan's Steakhouse, Alforno Bakery & Cafe, scenic river pathways, and more, this property is ideal for downsizers or those



seeking a second home. Don't let the opportunity to view this charming residence slip away.

Built in 1999

Essential Information

MLS® #	A2108330
Price	\$450,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1206, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Owned, Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle
# of Stories	14

Exterior

Exterior Features	Balcony, Tennis Court(s)
Roof	Tar/Gravel
Construction	Concrete, Stucco

Additional Information

Date Listed	February 23rd, 2024
Date Sold	March 8th, 2024
Days on Market	14
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Elevate Real Estate
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