

\$424,900 - 607, 804 3 Avenue Sw, Calgary

MLS® #A2109961

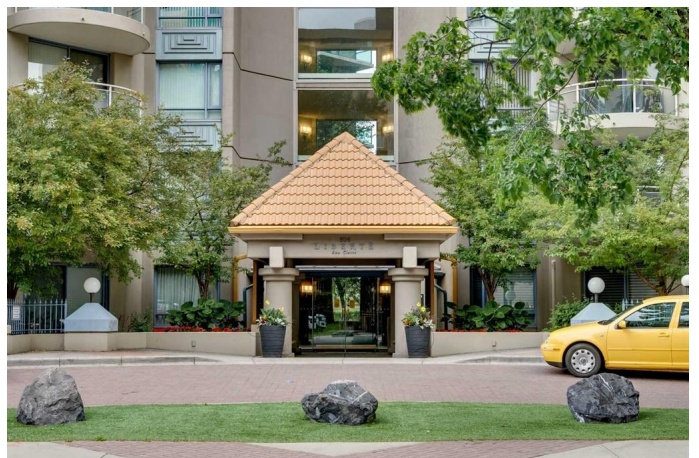
\$424,900

2 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Can you be close to nature, close to work AND some of Calgary's best shopping, dining and entertainment? Can you live in the city and do your part for the environment? This rare find in beautiful Eau Claire, gives you **ADVANCED EV CHARGING** right in your own stall (1 of only 2 in the building) and energy efficiency throughout, to keep your bills and your carbon footprint to a minimum. More than just energy efficiency - a beautiful condo in a great building, for the lifestyle you love! Your south-west facing balcony (with Gas BBQ connection) gives you gorgeous vistas of the river valley and lets you enjoy long evenings in nice weather, while the south-exposed windows stream the sunshine even on the cold days! All condos are not created equal, and this unit showcases the loving pride of owners who were determined to give it the best of everything. With over \$50k in upgrades, this home features beautiful engineered walnut hardwood floors and travertine in the kitchen and bathrooms. Gorgeous stone counter-tops grace the kitchen and bathrooms. The kitchen boasts a fabulous, quiet Blanco granite sink and touch-activated faucet, with custom tile backsplash. Upgraded LED lighting overhead (dimnable), under the cabinetry and even in the pantry ensures that you are keeping your costs low, and your lighting optimized. Appliances are all stainless steel - including the fridge with icemaker and filtered water, and the fabulous Bosch dishwasher. Blinds are gorgeous and practical with Shadeomatic



honeycomb light-blocking technology so you can choose bright and sunny or dark and cozy! Primary bedroom is spacious enough for a king bed, and features more dimmable LED lighting, great walk-through his-and-her closet area and a beautiful 4-piece ensuite bathroom with newer low-flow toilets and stone counters. The second bedroom has a fantastic functional closet organizer system, and the second bathroom again features updated vanity and low-flow toilet as well as a hidden washer and dryer. Last but not least, there is a spacious storage area with a reinforced spot to hang things like bicycles - and you get even more storage in the parkade area (which also features plenty of visitor parking). The Liberté also provides a beautiful fitness room, hospitality room, tennis and basketball courts! If you want the convenience, efficiency and technology of a modern lifestyle in the inner city, while keeping the natural beauty of the Bow River and Prince's island at your doorstep, this is the condo for you!

Built in 1999

Essential Information

MLS® #	A2109961
Price	\$424,900
Sold Price	\$421,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	607, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Elevator(s), Fitness Center, Game Court Interior, Party Room, Racquet Courts, Visitor Parking
Parking Spaces	1
Parking	In Garage Electric Vehicle Charging Station(s), Parkade, Underground

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Electric Oven, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

Exterior

Exterior Features	Basketball Court, Tennis Court(s)
Roof	Metal
Construction	Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 25th, 2024
Days on Market	30
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.