

\$439,000 - 806, 804 3 Avenue Sw, Calgary

MLS® #A2114566

\$439,000

2 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to the Liberte building nestled in the heart of Calgary's vibrant Eau Claire district unit 806 boasts 2 bedrooms plus den that can serve as a 3rd bedroom. Experience unparalleled urban living in this exquisite luxury condo boasting panoramic city and river views, this unit spans over 1,235 sq ft of meticulously designed living space. Floor-to-ceiling windows flood the interior with natural light, while offering serene views of the surroundings. Tastefully positioned on a tranquil street, tranquility is paramount in this vibrant locale. The open-concept layout seamlessly integrates a spacious kitchen adorned with granite countertops and a convenient eat-up island, perfect for culinary endeavors and dining with family and friends. Entertain with ease in the expansive central dining area, ideal for hosting gatherings of any size. The bright living room, accented by an elegant marble-tiled gas fireplace, provides a cozy ambiance and grants access to the charming round balcony, where relaxation awaits. A glass-enclosed den, bathed in sunlight from every angle, offers its own private balcony retreat. Privacy is paramount with two generously sized bedrooms strategically positioned for optimal seclusion. The master retreat features a lavish 4-piece ensuite complete with a deep soaker tub and ample vanity space, ensuring indulgent relaxation. Included with the unit is a titled parking stall and assigned storage unit conveniently located on P1 for added



convenience. Residents of The Liberte enjoy access to exceptional amenities including a tennis court, expansive fitness center, and recreational room, all meticulously managed for utmost satisfaction. Conveniently situated mere steps from an array of boutique shops, fine dining, Eau Claire Market, Prince's Island Park, and the Bow River pathway system, every convenience is within reach. Elevate your urban lifestyle to new heights – welcome to the epitome of sophisticated city living.

Built in 1999

Essential Information

MLS® #	A2114566
Price	\$439,000
Sold Price	\$438,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,235
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	806, 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, Racquet Courts, Recreation
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	Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

Exterior

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

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 30th, 2024
Days on Market	27
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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