

\$339,900 - 102, 804 3 Avenue Sw, Calgary

MLS® #A2130337

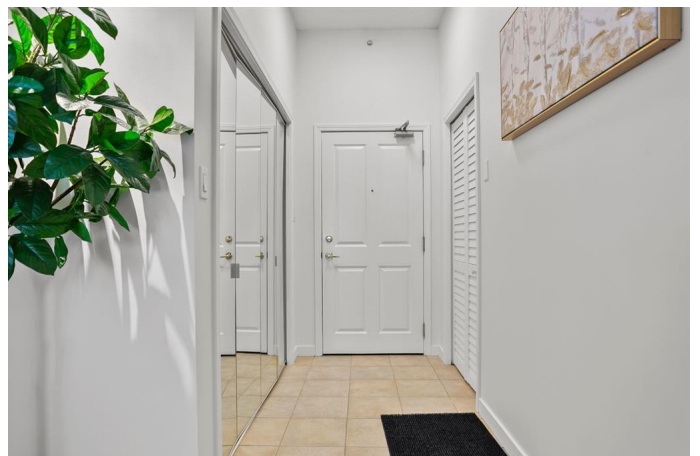
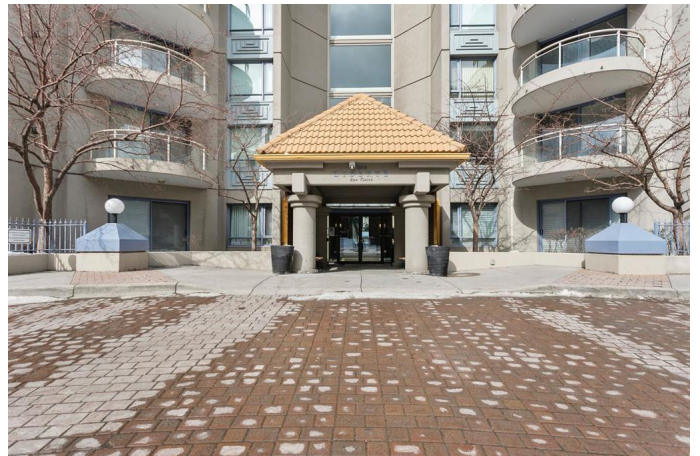
\$339,900

1 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Presenting a superior opportunity to acquire a charming one-bedroom plus den condo with two bathrooms situated in the heart of Eau Claire, a highly prized locale. The prime positioning of the Liberte complex offers convenient accessibility to the picturesque riverfront, an extensive network of walking paths, eclectic restaurants, and the lively downtown area. The complex boasts ample amenities such as a well-equipped exercise room and a sizable party/meeting room. Upon entering the elegant unit, you will immediately be enticed by the spacious open-plan layout and the majestic high ceilings. The design offers an effortless flow between the kitchen with brand new stainless appliances, dining area, living room, and the open-concept den, making it an ideal setting for hosting and entertaining. The cozy living area is complemented by a gas fireplace and an adjoining patio that overlooks a lush grassy area, reinforcing the feeling of a tranquil retreat. The master suite is considerably spacious, enhanced with a sizeable ensuite, ample closet space, and freshly installed carpeting. Newly painted and well-maintained, this unit also comes with the added benefit of an underground parking space that is titled, as well as a storage locker. Whether you're seeking an attractive investment opportunity or a stylish home to call your own, this unit warrants your attention. Further sweetening the deal is the offering of immediate possession. Don't miss out on the opportunity



to view this enviable property.

Built in 1999

Essential Information

MLS® #	A2130337
Price	\$339,900
Sold Price	\$352,500
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	102, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Clubhouse, Elevator(s), Fitness Center, Party Room
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	15
Basement	None

Exterior

Exterior Features	Courtyard, Tennis Court(s)
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 16th, 2024
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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