

\$455,000 - 1307, 804 3 Avenue Sw, Calgary

MLS® #A2167086

\$455,000

2 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Experience luxury living at its finest in this elegant 2-bedroom, 2-bathroom condo located on the 13th floor of a prestigious building in downtown Calgary. Boasting 1,083 square feet of thoughtfully designed space, this high-floor unit offers panoramic views of the Bow River from both the spacious living room and a private balcony, perfect for relaxation and entertaining.

This prime location is just a minute's walk to the iconic Peace Bridge, providing easy access to the heart of the city while enjoying the tranquility of the riverside. Residents can indulge in a range of amenities, including a state-of-the-art gym and a tennis court, catering to a luxury lifestyle.

The building is managed by one of Calgary's leading management companies, ensuring exceptional service and peace of mind. Surrounded by high-net-worth residents, this condo offers a sophisticated and refined living experience in one of the city's most sought-after neighbourhoods.

Don't miss this rare opportunity to own a piece of luxury in downtown Calgary. Contact us today to schedule a private viewing!



Built in 1999

Essential Information

MLS® # A2167086

Price \$455,000

Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1307, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G9

Amenities

Amenities	Bicycle Storage, Elevator(s), Park, Playground, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Trash
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Bookcases, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

Exterior

Exterior Features	Balcony, Storage, Tennis Court(s)
Construction	Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 2nd, 2024
Days on Market	12
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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