

\$350,000 - 202, 804 3 Avenue Sw, Calgary

MLS® #A2169911

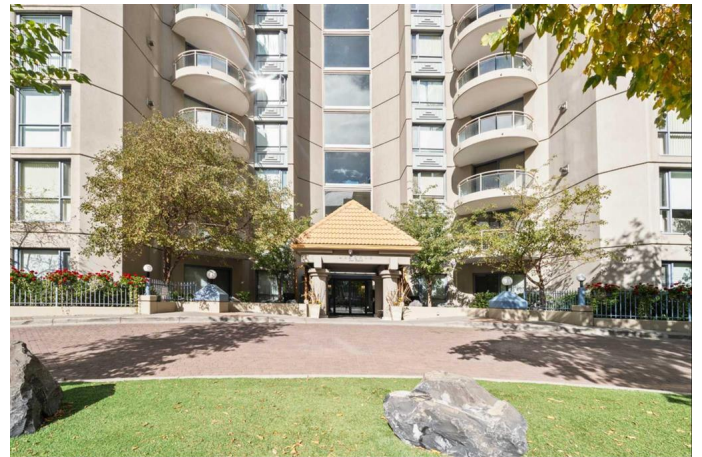
\$350,000

1 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Amazing opportunity to own a 1-bedroom, Plus a Den, 2-bathroom condo in the Liberte complex. Welcome to this second-floor gem in the Liberte building, which is nestled in one of the quietest streets of Eau Claire and just steps to the scenic riverfront. A network of walking paths, diverse dining options, and the lively downtown area are all right outside your doorstep just waiting for you. The den is a perfect size that could easily convert to a 2nd bedroom or a home office. The Liberte which boasts ample amenities, including a well-equipped fitness centre, party room with kitchen, outdoor tennis courts, secure underground parking and an on-site building manager. The unit has an open floor plan with the kitchen, dining and living room that flows perfectly for entertaining. Your living room space is complete with AC, gas fireplace, and sliding patio doors that lead to the covered balcony to sit and relax and enjoy the tranquil surroundings. The master bedroom retreat with a large window that floods the room with natural light, a walk thorough closet leads you to the 4-piece ensuite bathroom. This home also comes with and 3-piece main bathroom, in unit laundry, plus underground titled parking and 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 this amazing opportunity!



Built in 1999

Essential Information

MLS® #	A2169911
Price	\$350,000
Sold Price	\$344,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	202, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Visitor Parking, Bicycle Storage, Recreation Facilities
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
# of Stories	15
Basement	None

Exterior

Exterior Features	Other, Tennis Court(s)
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 25th, 2024
Days on Market	21
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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