

\$456,700 - 1101, 804 3 Avenue Sw, Calgary

MLS® #A2167320

\$456,700

2 Bedroom, 2.00 Bathroom, 1,164 sqft
Residential on 0.00 Acres

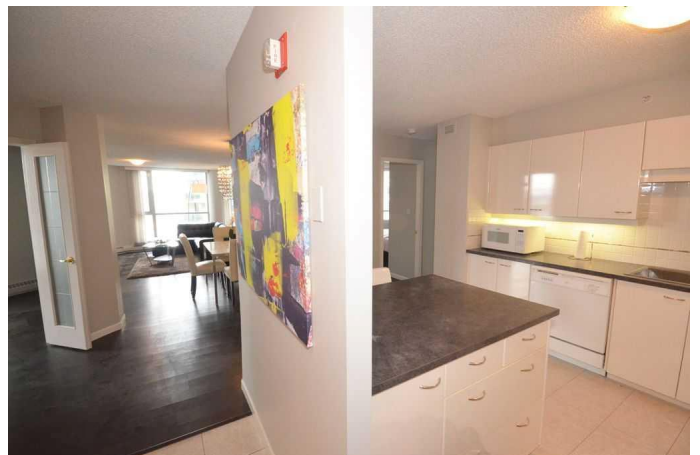
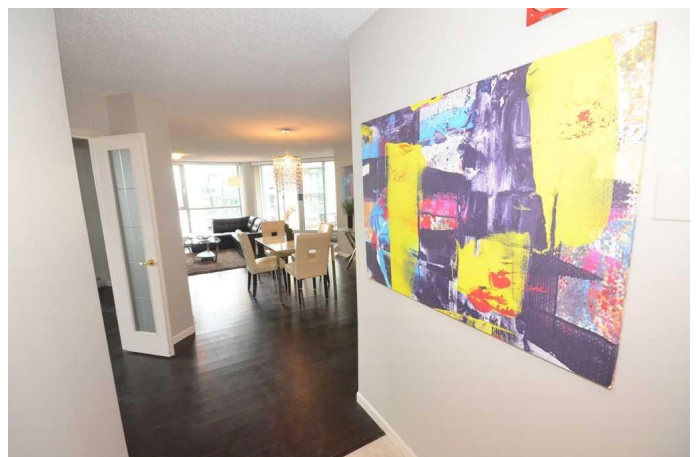
Eau Claire, Calgary, Alberta

Experience urban living in this 2-bedroom plus den, 2-bathroom condo in the heart of downtown Calgary's Liberte building. The spacious layout includes a modern kitchen overlooking the dining room and living room. This well laid out unit offers ample living space. Enjoy the warmth of the in the living room fireplace, or head outside on one of two balconies this home offers. There is a guest bathroom just off the kitchen with a full 3 pieces including, sink, toilet and shower.

The den, with frosted glass walls and French doors has access to the second balcony, this room provides a cozy spot for work or relaxation.

The second bedroom provides ample space for a queen bed and night stand and a large closet for added storage. The primary bedroom is large enough for a king bed, two night stands and a free standing dresser all while feeling open. The primary bedroom features two double closets and a ensuite with soaker tub shower combo and access to laundry.

The building offers amenities such as an exercise area, weight room and its own tennis court. Just steps for the Calgary river pathway system, this home is ideally situated for access to local amenities. Included with this home is an underground parking stall and storage



locker.

Built in 1999

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2167320 |
| Price | \$456,700 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,164 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | High-Rise (5+) |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1101, 804 3 Avenue Sw |
| Subdivision | Eau Claire |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P0G9 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Fitness Center, Racquet Courts, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | French Door, Kitchen Island, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating | Boiler, Radiant |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|--------------|-----|
| Fireplaces | Gas |
| # of Stories | 15 |

Exterior

| | |
|-------------------|----------|
| Exterior Features | Balcony |
| Construction | Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 16th, 2024 |
| Days on Market | 149 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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.