

# \$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

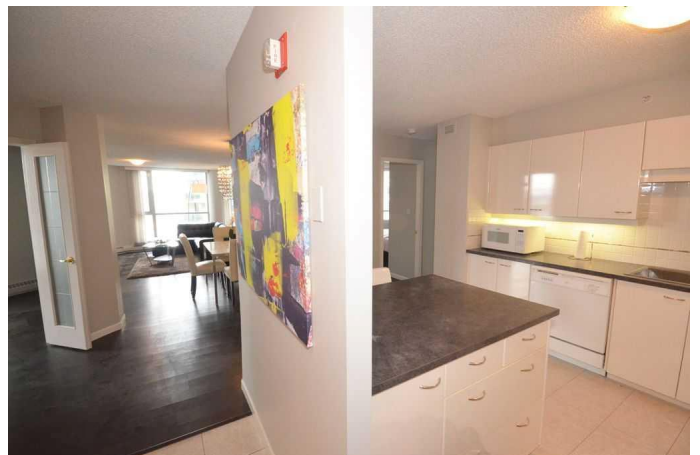
Eau Claire, Calgary, Alberta

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
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