# \$429,000 - 801, 804 3 Avenue Sw, Calgary

MLS® #A2257823

## \$429,000

2 Bedroom, 2.00 Bathroom, 1,172 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to the Liberte eau claire a great place to call home. This 2 bedroom unit with den has river and city views from the 2 balconies off of the den and living room. The open concept living -dining area has a gas fireplace, balcony and engineered hardwood floors, the kitchen has an island with breakfast bar, stainless steel appliances as well as granite countertops in kitchen and bathrooms. Double french doors lead to the den with a second balcony. Both bedrooms have large windows, with vinyl plank flooring and the master features his and hers walk through closet area, a 4 piece ensuite bathroom as well as laundry area with storage. There is an underground titled parking stall as well as a storage unit on the P 1 level. The Liberte amenties include a large party room with full kitchen, a well equipped gym, bike storage and an outdoor tennis court. Easy walk to the river and princes island park, as well as bike paths, restaurants, transit and shopping.

Built in 1999

### **Essential Information**

MLS® # A2257823 Price \$429,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,172







Acres 0.00 Year Built 1999

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 801, 804 3 Avenue Sw

Subdivision Eau Claire
City Calgary
County Calgary
Province Alberta
Postal Code T2P 0G9

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Party Room

Parking Spaces 1

Parking Alley Access, Heated Garage, Parkade, Titled, Underground

#### Interior

Interior Features Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home,

Storage

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Fireplace(s), Hot Water

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room, Glass Doors

# of Stories 14

#### **Exterior**

Exterior Features Balcony, Storage, Tennis Court(s)

Lot Description Back Lane, Landscaped

Construction Concrete

#### Additional Information

Date Listed September 17th, 2025

Days on Market 48

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office MaxWell Capital Realty

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