

# \$435,000 - 1110, 804 3 Avenue Sw, Calgary

MLS® #A2200638

**\$435,000**

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Price Reduced! Welcome to Liberte in Eau Claire, one of Calgary's most prestigious communities. This exceptional 11th floor residence offers an elevated urban living experience with Bow River views from your balcony and living room. Featuring 2 spacious bedrooms, 2 modern bathrooms, and a versatile den, this highly sought after unit is designed to impress. A rare oversized titled parking space, large enough for two vehicles, adds significant value and convenience. The interior has been thoughtfully updated with sleek vinyl flooring, new stone countertops, and a contemporary backsplash in the expansive kitchen, perfect for culinary enthusiasts. The unit also includes a newer washer and dryer for your convenience. Enjoy panoramic views of downtown Calgary from two large balconies, offering ample space for relaxation or entertaining. As a resident of Liberte, you will have access to premium amenities, including a tennis court, a fully equipped fitness centre, and a communal area complete with a kitchen, ideal for gatherings. This prime location places you within walking distance of the Bow River and its extensive network of bike paths, perfect for outdoor activities. Additionally, you are steps away from major downtown businesses, as well as some of Calgary's most renowned dining establishments, including Alforno Bakery and Buchanan's Chop House. Offering the perfect blend of convenience, lifestyle, and luxury, this property is an unparalleled



opportunity in the heart of the city. Don't miss your chance to make this remarkable home your own.

Built in 1999

**Essential Information**

MLS® #	A2200638
Price	\$435,000
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	1110, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G9

**Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking, Elevator(s), Fitness Center, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking, Storage
Parking Spaces	2
Parking	Stall, Parkade, Underground
# of Garages	2

**Interior**

Interior Features	Walk-In Closet(s), Bookcases, Built-in Features, Elevator, Kitchen Island, Storage
-------------------	--

Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Oven, Electric Range
Heating	Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

## Exterior

Exterior Features	Balcony, Tennis Court(s)
Roof	Other
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	March 9th, 2025
Days on Market	117
Zoning	DC

## Listing Details

Listing Office	2% Realty
----------------	-----------

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.