

\$399,000 - 307, 804 3 Avenue Sw, Calgary

MLS® #A2204031

\$399,000

2 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

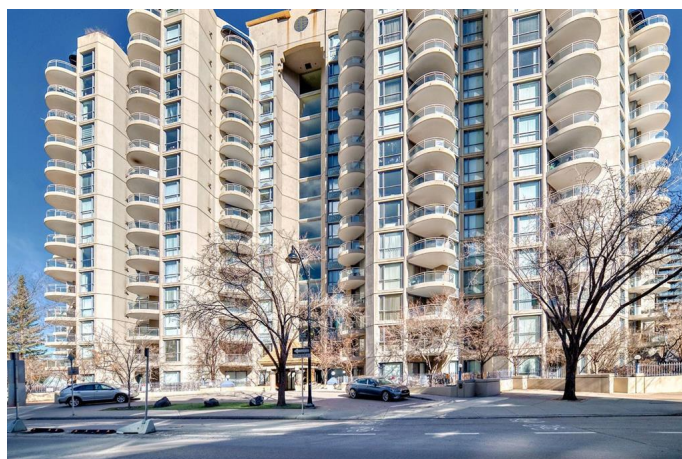
Discover urban living at its finest in this 1,093sq.ft. apartment at Liberte in Eau Claire. This residence boasts a spacious open design, enhanced by extensive laminate flooring and abundant natural light. The large living room, featuring a gas fireplace and floor-to-ceiling windows, seamlessly connects to a balcony offering beautiful views. The gourmet kitchen is equipped with granite countertops, an island, and brand-new stainless steel appliances. The dining room is generously sized, perfect for entertaining. The unit includes two bedrooms, with the master suite offering a walk-through closet and a 4-piece ensuite. Additional conveniences include a laundry room and a 3-piece bath. Residents can enjoy amenities such as a large entertainment room, gym, tennis court, and underground visitor parking. The prime location places you within walking distance to the Bow River Pathway, Princeâ€™s Island Park, and the trendy Kensington shopping district. Proximity to the YMCA, C-Train, transit, and shopping adds to the appeal. Donâ€™t miss this opportunity to experience the best of Calgary living.

Built in 1999

Essential Information

MLS® # A2204031

Price \$399,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	307, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Fitness Center, Racquet Courts
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	14

Exterior

Exterior Features	Tennis Court(s)
Roof	Tar/Gravel
Construction	Concrete, Stucco

Additional Information

Date Listed	March 19th, 2025
Days on Market	32
Zoning	DC

Listing Details

Listing Office	First Place 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.