

\$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

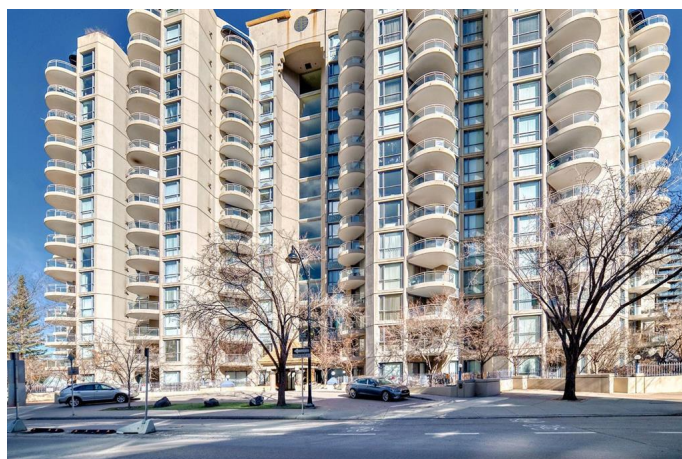
Discover urban living at its finest in this 1,093sq.ft. apartment at Liberte in Eau Claire. This residence boasts a spacious open design, enhanced by extensive laminate flooring and abundant natural light. The large living room, featuring a gas fireplace and floor-to-ceiling windows, seamlessly connects 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 | 38 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.