# \$459,900 - 605, 804 3 Avenue Sw, Calgary

MLS® #A2205317

### \$459,900

2 Bedroom, 2.00 Bathroom, 1,236 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

**OPEN HOUSE SUNDAY MARCH 30TH** 1-3PM - Welcome to urban living at Liberte in the heart of Eau Claire. A 5-minute walk to the 8th street train station, and only one block away from the Bow River and Prince's Island Park, this exceptional location seamlessly blends convenience with a vibrant lifestyle. With over 1,200 square feet, this apartment features two private balconies, two large bedrooms, a den, and two bathrooms. Complete with titled underground parking and dedicated storage, this home effortlessly accommodates a variety of lifestyles. Enter and be greeted by an abundance of natural light pouring through floor-to-ceiling windows as light illuminates every corner of this airy residence. The kitchen is updated with modern appliances and an open-concept layout, creating a seamless flow into the dining and living areasâ€"ideal for hosting unforgettable gatherings. The dining space is expansive, easily accommodating large dining sets for grand dinners or lively celebrations. The living room is soaked in sunlight, surrounded by windows and opening onto a south-facing balcony that showcases stunning city views. Adjacent to the dining area, the den offers a flexible spaceâ€"perfect as a home office, cozy reading nook, or even a third bedroomâ€"complete with access to the second balcony. Retreat to the master suite, spacious and secluded, featuring two closets and a four-piece ensuite. This apartment is completed with a large second bedroom,







three-piece bathroom, and in-suite laundry. Liberte has exclusive amenities for it's residents which include a tennis court, gym, and party room. Beyond your front door, explore a network of connected bike and running paths winding through this vibrant city. This peaceful retreat on 3rd Avenue offers unparalleled access to downtown living without sacrificing tranquility. Book your private showing today!

Built in 1999

#### **Essential Information**

MLS® # A2205317 Price \$459,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,236 Acres 0.00

Year Built 1999

Type Residential Sub-Type Apartment

Style Loft
Status Active

# **Community Information**

Address 605, 804 3 Avenue Sw

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

#### **Amenities**

Amenities Elevator(s), Fitness Center, Party Room, Racquet Courts, Secured

Parking

Parking Spaces '

Parking Heated Garage, Owned, Parkade, Titled, Underground

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, See Remarks,

Storage

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator,

Washer/Dryer

Heating Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 15

#### **Exterior**

Exterior Features Balcony, Other

Roof Tar/Gravel

Construction Concrete, Stucco

#### Additional Information

Date Listed March 25th, 2025

Days on Market 6

Zoning DC

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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