

903, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2159659



## \$448,800

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt/Gravel

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Bar, Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 959

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Welcome to 903- 804 3 Ave SW - The Liberte is a great building in the West end of Eau-Claire, just minutes walk to the shopping in Kensington as well as a brief walk to the City Core. This unit has great views of the downtown situated on the East end of the building, in one of the best floor plans the Liberte has to offer. With 1,200 sq ft of very usable space this 2-bedroom, 2 bathrooms + Den is the ideal floor plan with a bedroom on each end on the unit with the den, living room and kitchen making up the remainder of this very functional home. With 2 balconies one of the kitchen the other off the den are great locations to enjoy your morning coffee or your evening cocktail. The Liberte has many amenities such has a tennis court, gym, party room, bike storage, lots of secured visitor parking. This unit has one titled underground parking stall as well as an assigned storage locker. Please call your favorite Realtor today for your private showing.