

605, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2205317



## \$449,900

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eau Claire                                         |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio                     |               |                   |
| <b>Size:</b>     | 1,236 sq.ft.                                       | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Owned, Parkade, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                            | <b>Condo Fee:</b> | \$ 971 |
| <b>Basement:</b>   | -                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco                                                      | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage |                   |        |

**Inclusions:** keys and fobs, window coverings

OPEN HOUSE SUNDAY 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 areas—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 space—perfect as a home office, cozy reading nook, or even a third bedroom—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 its 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!