$429,000 - 801, 804 3 Avenue Sw, Calgary

MLS® #A2257823

$429,000
2 Bedroom, 2.00 Bathroom, 1,172 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to the Liberte eau claire a great place to call home. This 2 bedroom unit with den has river and city views from the 2 balconies off of the den and living room. The open concept living -dining area has a gas fireplace, balcony and engineered hardwood floors, the kitchen has an island with breakfast bar, stainless steel appliances as well as granite countertops in kitchen and bathrooms. Double french doors lead to the den with a second balcony. Both bedrooms have large windows, with vinyl plank flooring and the master features his and hers walk through closet area, a 4 piece ensuite bathroom as well as laundry area with storage. There is an underground titled parking stall as well as a storage unit on the P 1 level. The Liberte amenties include a large party room with full kitchen, a well equipped gym, bike storage and an outdoor tennis court. Easy walk to the river and princes island park, as well as bike paths, restaurants , transit and shopping.

Built in 1999

Essential Information

MLS® #	A2257823
Price	$429,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,172

Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	801, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room
Parking Spaces	1
Parking	Alley Access, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room
# of Stories	14

Exterior

Exterior Features	Balcony, Storage, Tennis Court(s)
Lot Description	Back Lane, Landscaped
Construction	Concrete

Additional Information

Date Listed	September 17th, 2025

Days on Market	5
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	MaxWell Capital Realty

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