

# \$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

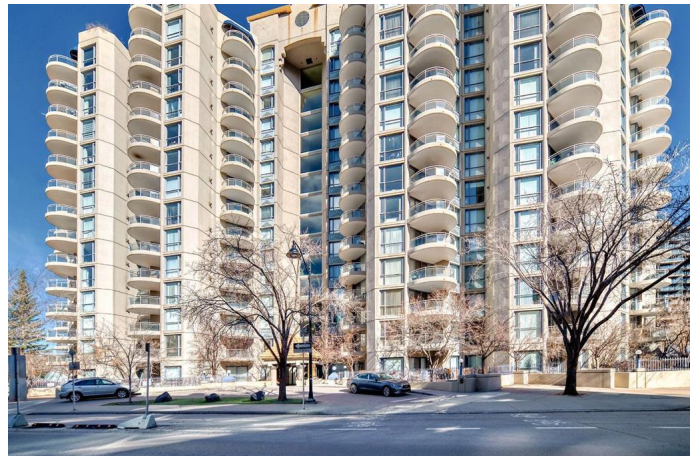
Discover urban living at its finest in this 1,093sq.ft. apartment at Liberte in Eau Claire. This residence boasts a spacious open design, enhanced by extensive laminate flooring and abundant natural light. The large living room, featuring a gas fireplace and floor-to-ceiling windows, seamlessly connects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

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