

# \$439,900 - 204, 804 3 Avenue Sw, Calgary

MLS® #A2195137

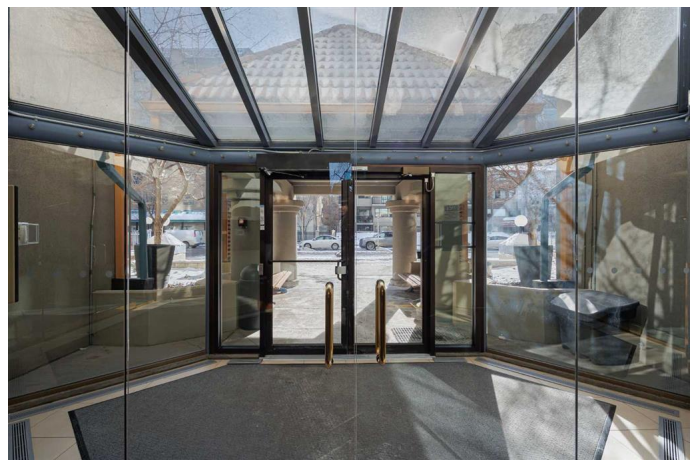
**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

The LIBERTY is one of Calgary's most luxurious and exclusive premier condos located in the heart of the west downtown district of Eau Claire! A stunning luxury-class residence in this solid and quiet concrete building mere steps to the Bow River and one of Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. Situated just steps from some of Calgary's finest restaurants, including Buchanan's Chop House, nearby Alforno Bakery and Café, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. An exceptional downtown location! Welcoming bright lobby, two fast elevators and wide well-lit hallways. A fabulous south facing open design plan with two bedrooms, two full bathrooms and new contemporary lighting and new custom window coverings throughout. This meticulously maintained condo features large windows highlighting the bamboo flooring. Spacious living room with elegant marble tile gas fireplace. Patio door to the south circular balcony that offers a sunny private retreat. Expansive central dining area offers ample room for a large table, and sideboard making this perfect when entertaining. A chef's dream renovated kitchen featuring quartz counters and an abundance of cabinets and drawers. The peninsula island offers a breakfast bar and



additional cabinets. Stainless steel appliances include an induction top electric range with double ovens, French door fridge and Miele dishwasher with soft water feature. Large primary bedroom featuring walk-through dressing area with two closets. Five-piece ensuite bathroom with dual vanity and deep soaker tub/shower. Spacious second bedroom with full wall south window is perfect for guests or a sunny home office. Three-piece main bathroom with walk-in shower and in-suite laundry closet that includes the stacking washer and dryer. Titled underground parking stall #107, assigned storage locker #66 and two bike storage rooms. You will love the exclusive access to the tennis courts, well equipped fitness centre, weight room, and social room for residents to gather with kitchen, gas fireplace and sliding doors to the patio area. Pet friendly with approval. This is the perfect place for fabulous downtown living in Calgary!

Built in 1999

### **Essential Information**

MLS® #	A2195137
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,075
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	204, 804 3 Avenue Sw
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Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G9

### Amenities

Amenities	Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Racquet Courts, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Alley Access, Heated Garage, Parkade, Titled, Underground, Guest, Heated Driveway
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Induction Cooktop, Warming Drawer
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Marble, Tile
# of Stories	15

### Exterior

Exterior Features	Balcony, Tennis Court(s)
Roof	Tar/Gravel
Construction	Concrete

### Additional Information

Date Listed	February 21st, 2025
Days on Market	70
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
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