

\$449,900 - 1201, 804 3 Avenue Sw, Calgary

MLS® #A2267247

\$449,900

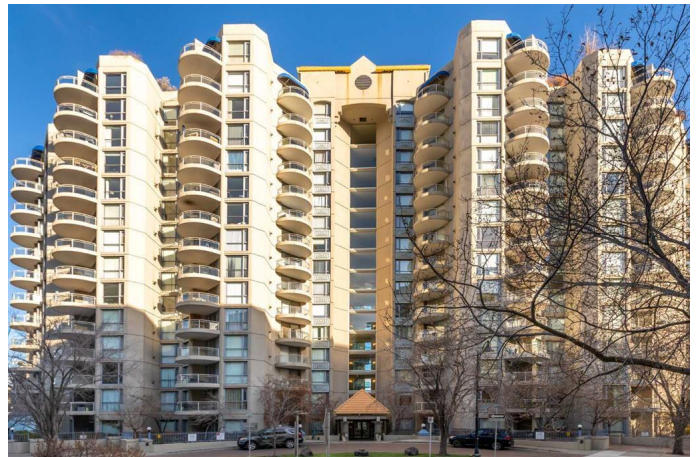
2 Bedroom, 2.00 Bathroom, 1,175 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

This elegant 12th-floor condo offers beautiful river views from every angle, providing a serene and sophisticated backdrop to daily living. Fully updated, this two-bedroom plus den, two-bath residence exudes timeless style and modern functionality. The thoughtful design stands apart from typical downtown layouts, offering refined architectural interest and generous natural light throughout. Engineered hardwood flooring, tile in the kitchen and bathrooms, and expansive windows create a bright, airy space that feels elevated yet welcoming.

The kitchen is a showpiece of quality and craftsmanship, featuring floor to ceiling cabinetry with soft-close drawers, Caesarstone quartz countertops, and premium appliances including an Electrolux induction convection range and Bosch dishwasher. The open-concept flow seamlessly connects to the living and dining areas, while two spacious balconies invite you to relax while taking in the city and river views. The den provides a quiet retreat for working from home, and both bedrooms are generous in size, including a luxurious primary suite with a four-piece ensuite and dedicated laundry area.

This unit includes two titled underground parking stalls—use both or rent one out for \$225 per month to help offset condo fees. Residents of the sought-after Liberte building enjoy access to exclusive amenities such as a



fitness centre, tennis court, and party room.
Located just steps from the Peace Bridge,
Bow River pathways, and downtown core, this
exceptional home blends urban convenience
with refined comfort. A true standout in
downtown living, offering unmatched value,
style, and sophistication. Welcome home!

Built in 1999

Essential Information

MLS® #	A2267247
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1201, 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, Visitor Parking
Parking Spaces	2
Parking	Parkade, Stall, Titled, Underground, Side By Side

Interior

Interior Features	Bookcases, Closet Organizers, French Door, Kitchen Island, Open
-------------------	---

	Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco

Additional Information

Date Listed	October 31st, 2025
Days on Market	5
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.