

# \$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

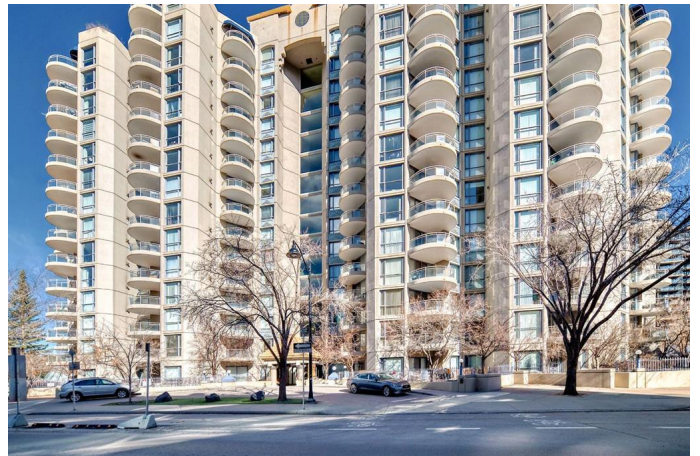
Discover urban living at its finest in this 1,093sq.ft. apartment at Liberte in Eau Claire. This residence boasts a spacious open design, enhanced by extensive laminate flooring and abundant natural light. The large living room, featuring a gas fireplace and floor-to-ceiling windows, seamlessly connects 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	42
Zoning	DC

**Listing Details**

Listing Office	First Place Realty
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