

**1201, 804 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2267247**



## \$449,900

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eau Claire                                        |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                       |               |                   |
| <b>Size:</b>     | 1,175 sq.ft.                                      | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Side By Side, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                 |               |                   |
| <b>Lot Feat:</b> | -                                                 |               |                   |

|                    |                                                                                                               |                   |                 |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                                                        | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                                                                                             | <b>Condo Fee:</b> | \$ 946          |
| <b>Basement:</b>   | -                                                                                                             | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Stucco                                                                                              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                             | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Bookcases, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

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!