

**1303, 804 3 Avenue SW  
 Calgary, Alberta**
**MLS # A2267556**
**\$424,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,177 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 959
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	Window coverings		

Welcome to an unparalleled urban lifestyle in the heart of the dynamic riverfront community of Eau Claire. Living here means being steps away from Prince's Island Park, the Bow River Pathway system, trendy cafés and restaurants, all just a short walk to the business district. Situated in the Liberte building, this sophisticated, beautifully appointed 2 bedroom, 2 bathroom suite has incredible natural light from expansive, floor-to-ceiling windows, and offers captivating cityscape views. The open concept living space has a modern, bright aesthetic and was designed for comfort and effortless entertaining. The spacious living room features a corner gas fireplace and ample room for the most generous seating arrangements. The gourmet kitchen boasts pristine white cabinetry, stainless steel appliances, and a large central island that anchors the room and provides the perfect spot for casual dining and conversations. The adjacent den allows for a great home office space, or alternatively, an additional dining area. The living area is extended by two large balconies, where one can enjoy their morning coffee or evening cocktails while taking in the panoramic views of the downtown skyline. The layout of the home provides separation and privacy between the living areas and the two bedrooms, each designed as a comfortable retreat. The spacious primary suite easily holds a king bed and additional furniture pieces, and has double closets lining the hall to the ensuite bathroom. The second bedroom is equally well sized, and has a second full bathroom (including laundry closet) located just outside the door. The building offers extensive amenities, including a fitness centre, tennis court, party room, and heated underground parking. This turn key residence is more than just a home, it's an opportunity for amenity and activity rich living. Walk out your door

to the Bow River Pathway for a run or bike ride, stroll across to Prince's Island Park for a festival, or walk just minutes to the fantastic restaurants and shops, and for professionals working downtown, the commute can't be beat! Book your private showing today.