

503, 804 3 Avenue SW
Calgary, Alberta

MLS # A2291740



\$419,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,197 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 946
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Soaking Tub		

Inclusions: n/a

Your EXECUTIVE, urban condo lifestyle beckons at The Liberte - conveniently located in the highly sought-after Eau Claire area of Downtown Calgary, this prime END UNIT is a rare offering! Featuring a spacious floor plan with nearly 1200 SF, 2 bedrooms on either side of the suite PLUS a versatile DEN and 2 full baths. You are welcomed into the suite with a gracious tiled foyer with mirrored closet doors. The layout of the home provides separation and privacy between the living areas and the two bedrooms, each designed as a comfortable retreat. The main living/dining area is anchored with an inviting tiled gas, mantled fireplace with oversized windows to take in the urban views, the kitchen has been updated with quartz counters, stainless steel appliances and offers ample cabinets, drawers and counter space including breakfast ledge plus there is access to one of the two balconies – super convenient for your summer BBQ-ing. The den, located off the living area, is perfect for a home office, cozy dining room or other flex area as needed and features access to the second balcony. Primary bedroom easily accommodates a king-sized bed, features walk through closets with mirrored doors, and offers a 4 piece ensuite bath with soaker tub. Second bedroom is at the opposite end of the suite (great for room mates or a guest bedroom), 3 piece bath is convenient located right beside it. Side by side washer & dryer is a great upgrade. Rarely do suites in this location in the building come on the market. Titled parking stall in the heated underground parkade and additional storage locker are included. As a resident of Liberte, you will appreciate the updated and renovated common areas, have access to premium amenities, including a tennis court, bike storage, a fully equipped fitness centre and a residents lounge complete with a kitchen - ideal for your group

gatherings. Plus, the building is very pet friendly! This prime location is situated just steps from some of the city's finest restaurants including Alforno Bakery and Buchanan's Chop House, is a short stroll to the Bow River, walking & bike pathways, Prince's Island Park, the downtown core and surrounded by upscale amenities to suit all lifestyles; this incredible location is sure to impress. Offering the perfect blend of convenience, lifestyle, and luxury, this property is an unparalleled opportunity in the heart of the city. Perfect for the discerning buyer that wants luxury living and an option for a true lock and go lifestyle. Book your viewing Today!