

506, 804 3 Avenue SW
Calgary, Alberta

MLS # A2325747



\$429,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,235 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 971
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island		

Inclusions: n/a

OPEN HOUSE CANCELED Welcome to Liberté, a highly sought-after concrete building with no post-tension in the heart of Eau Claire, just steps from Prince's Island Park, the Peace Bridge, the Bow River pathway system, and only blocks from the 8th Street LRT Station. Enjoy the convenience of having Buchanan's and Alforno Bakery & Café right across the street, along with some of Calgary's best downtown amenities at your doorstep. This beautifully maintained and updated home offers over 1,234 sq. ft. of thoughtfully designed living space, featuring two bedrooms, plus a dedicated and bright office/den, two full bathrooms, two private South-facing balconies, titled underground parking, and a separate assigned storage locker. Exclusive to this unit is the added comfort of air conditioning, a rare and highly desirable feature. Both balconies face South and offer sunshine and views throughout the day. The well-appointed kitchen showcases sleek white cabinetry, granite countertops, stainless-steel appliances, and a functional island that seamlessly connects to the large dining and living areas—perfect for both everyday living and entertaining. The office/den is conveniently located just off the main living space, offering an ideal work-from-home setup and offers glass privacy wall that blocks sound but lets in the light. Designed with privacy in mind, the bedrooms are positioned on opposite sides of the unit. The spacious primary retreat features dual closets and a well-appointed four-piece ensuite, while the second bedroom enjoys easy access to the home's additional full bathroom. In-suite laundry and ample storage add to the home's exceptional functionality. Residents of Liberté enjoy an outstanding array of amenities, including a fully equipped fitness centre, owners' lounge, tennis court with basketball hoops,

secure visitor parking, and bike storage. Combining an unbeatable location, exceptional amenities, and a spacious, move-in-ready floor plan, this is an outstanding opportunity to own in one of Eau Claire's most desirable buildings. This unit offers undeniable value and won't last long.