

1002, 804 3 Avenue SW
Calgary, Alberta

MLS # A2326145



\$375,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	949 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 824
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome to luxury condo living in the heart of Calgary's sought-after Downtown West End. Located in the prestigious Liberté, this executive two-bedroom, two-bathroom residence offers an exceptional opportunity for professionals, downsizers, or anyone seeking a true lock-and-leave lifestyle. The thoughtfully designed open-concept floor plan features a spacious kitchen that flows seamlessly into the bright living area, complete with a cozy gas fireplace and views of the Bow River. The generous primary suite includes its own private ensuite, while a second full bathroom provides added convenience for guests or family. This home also includes titled underground parking and an assigned storage locker, offering the practicality every urban homeowner appreciates. Residents of Liberté enjoy outstanding amenities including a fully equipped fitness centre, tennis courts, resident's lounge, and bike storage. Perfectly positioned just steps from the Bow River pathways, Prince's Island Park, the downtown core, and the CTrain, you'll also enjoy walking access to some of Calgary's most popular dining destinations, including Alforno Bakery & Café and Buchanan's Chop House, along with countless cafés, shops, and everyday conveniences. Offering an outstanding combination of luxury, location, and lifestyle, this is a rare opportunity to own in one of downtown Calgary's most desirable buildings. Click on media for the video and book your private showing today!