507, 804 3 Avenue SW
Calgary, Alberta

MLS # A2247347

$414,900

Division:	Eau Claire
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	1,081 sq.ft.	**Age:**	1999 (26 yrs old)
Beds:	2	**Baths:**	2

Garage:	Parkade, Stall, Underground
Lot Size:	-
Lot Feat:	Landscaped

Heating:	Boiler, Natural Gas		**Water:**	-
Floors:	Hardwood, Tile		**Sewer:**	-
Roof:	Tar/Gravel		**Condo Fee:**	$ 856
Basement:	-		**LLD:**	-
Exterior:	Concrete, Stucco		**Zoning:**	DC (pre 1P2007)
Foundation:	-		**Utilities:**	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)			

Inclusions:	n/a

Immaculate, elegant, and perfectly located in the heart of Eau Claire. This stunning condo in the prestigious "Liberte" features beautiful hardwood and tile floors, a gorgeous kitchen with granite countertops, an undermount sink, stainless steel appliances, and abundant cupboard space. The living room where you can relax and entertain, and the dining room boasts a striking gas fireplace feature wall. The spacious primary bedroom offers a walk-through closet leading to a full ensuite. A second bedroom with a built-in Murphy bed, an additional three-piece bath, and plenty of storage adds both comfort and functionality. Step out onto your cozy balcony to enjoy breathtaking sunsets with a glass of wine in hand. The "Liberte" offers exceptional amenities, including a fitness centre, party/social room, and even a tennis court. Just one block from the sparkling Bow River and its extensive bike path network, you’ll be steps away from summer concerts at Prince’s Island Park, scenic riverside walks, and endless cycling adventures. Here, inner-city convenience meets a serene, park-like setting—offering you the rare chance to have it all in one of Calgary’s most sought-after neighbourhoods.