



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #904, Calgary T2P 0G9

MLS® #: **A2122792**

Area: **Eau Claire**

Listing Date: **04/13/24**

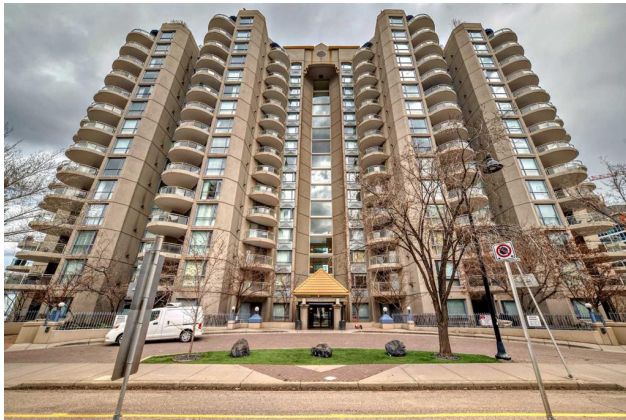
List Price: **\$438,000**

Status: **Active**

County: **Calgary**

Change: **+\$54k, 13-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,091**
Low Sqft:
Ttl Sqft: **1,091**

DOM

37

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stucco**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	7`11" x 8`7"
3pc Bathroom	Main	8`1" x 8`5"
Living Room	Main	13`8" x 19`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	16`11" x 11`3"
Bedroom	Main	11`8" x 10`5"

Legal/Tax/Financial

Condo Fee:
\$856

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:	9911089	Monthly	Remarks
Pub Rmks:	<p>Welcome to the Liberte Building, an exceptional investment opportunity or a delightful home for yourself! Situated in the coveted Westend of Eau Claire, mere steps away from the iconic PEACE BRIDGE and conveniently close to all the amenities of downtown living, this 2-bedroom, 2-bathroom unit boasts ample storage and abundant natural light, creating an inviting ambiance throughout. Upon entry, the luminous south exposure illuminates the kitchen, featuring natural maple cabinetry complemented by granite countertops. The living room, spacious enough for a dining area, offers a cozy retreat, accentuated by a fireplace with a mantle, ensuring warmth even during the coldest days. Step out onto the expansive deck to enjoy panoramic views of both the majestic mountains to the west and the bustling cityscape to the east. Don't miss out on the chance to own or invest in this prime piece of real estate in one of Calgary's most desirable locations</p>		
Inclusions:	NO		
Property Listed By:	CIR Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





