



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #710, Calgary T2P 0G9

MLS® #: **A2146296** Area: **Eau Claire** Listing Date: **07/04/24** List Price: **\$454,500**
 Status: **Active** County: **Calgary** Change: **-\$4k, 29-Oct** 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: **1,164**
 Low Sqft:
 Ttl Sqft: **1,164**

DOM

152
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Storage,Tennis Court(s)**
 Construction: **Concrete**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`10" x 10`3"	Living Room	Main	14`0" x 18`5"
Dining Room	Main	12`7" x 14`5"	Bedroom - Primary	Main	16`11" x 12`6"
4pc Ensuite bath	Main	6`3" x 8`1"	Bedroom	Main	12`10" x 13`10"
3pc Bathroom	Main	7`0" x 6`8"	Den	Main	12`2" x 8`0"

Legal/Tax/Financial

Condo Fee: **\$933** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **9911089**

Remarks

Pub Rmks: **Discover condo 710 at Liberte in Eau Claire; a sprawling, single-level condo in one of Calgary's most historic and charming neighbourhoods. Here are 5 things we love about this home (and we're sure you will too): 1. A HOME IN THE SKY: With 1165 SqFt of refined and functional living space, 2 bedrooms + den, 2 full bathrooms and 2 outdoor spaces; this is a full-sized home! As you enter, you'll immediately notice the house-sized proportions; the open concept living/dining area offers flexibility for furniture placement depending on your needs/lifestyle and is accented with hardwood floors, gas fireplace and French sliding patio doors leading to your main balcony. The kitchen offers ample work/storage space with breakfast bar while the bedrooms are on opposite sides of the home; providing privacy for guests. Work from home? Not a problem here, a well-proportioned den makes a perfect home office and provides access to your second balcony. Underground parking and external storage locker included. 2. AN ICONIC NEIGHBOURHOOD: Eau Claire is one of Calgary's most historic and charming neighbourhoods, earning its name from a sawmill transplanted from Eau Claire, Wisconsin in the late 1800's, a nod to one of Calgary's earliest industries. Today, residents enjoy an array of housing options to fit any budget/lifestyle along with some of the finest dining and entertainment the city has to offer. You are steps away from the Bow River Pathway System, Prince's Island Park and the famous Peace Bridge. Getting to work or out of the city is a breeze with easy access to 14th Street, Memorial Drive, 9th Avenue and Bow Trail plus you are on the bike path. 3. OUTDOOR LIVING: The convenience of Inner-City Living typically comes with sacrifices; outdoor living space often being one of those sacrifices...not the case here! This comes with two private outdoor spaces; the first off, the living room offers sunrise views to the east while the second balcony offers urban views with access from the den. 4. MOVE-IN READY: With a fresh coat of paint, brand new carpets and a deep clean, this home is ready for its next owner. 5. A PRIME BUILDING: When you walk into some condo buildings you can feel the pride of ownership; Liberte is one of those buildings. Originally built by BOSA and completed in 1999 the current ownership and management has done a fantastic job; from the updated and meticulously maintained common areas including fitness centre, party room with kitchen and outdoor tennis courts to underground visitor parking and friendly on-site manager: this is truly a first-class building.**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









