



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #903, Calgary T2P 0G9

MLS® #: **A2159659**

Area: **Eau Claire**

Listing Date: **08/22/24**

List Price: **\$459,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Heated Garage, Titled, Underground

Finished Floor Area

Abv Sqft: **1,201**
Low Sqft:
Ttl Sqft: **1,201**

DOM

27

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt/Gravel**
Heating: **Baseboard, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Bar, Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	13`2" x 12`2"	Living Room	Main	15`8" x 14`7"
Dining Room	Main	12`2" x 8`8"	Bedroom - Primary	Main	15`0" x 11`11"
Bedroom	Main	15`7" x 12`0"	3pc Bathroom	Main	8`4" x 5`8"
4pc Ensuite bath	Main	8`1" x 6`3"	Office	Main	12`4" x 11`6"
Foyer	Main	8`11" x 4`9"	Laundry	Main	6`5" x 2`10"

Legal/Tax/Financial

Condo Fee:
\$959

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9911089**

Remarks

Pub Rmks: **Welcome to 903- 804 3 Ave SW - The Liberte is a great building in the West end of Eau-Claire, just minutes walk to the shopping in Kensington as well as a brief walk to the City Core. This unit has great views of the downtown situated on the East end of the building, in one of the best floor plans the Liberte has to offer. With 1,200 sq ft of very usable space this 2-bedroom, 2 bathrooms + Den is the ideal floor plan with a bedroom on each end on the unit with the den, living room and kitchen making up the remainder of this very functional home. With 2 balconies one of the kitchen the other off the den are great locations to enjoy your morning coffee or your evening cocktail. The Liberte has many amenities such has a tennis court, gym, party room, bike storage, lots of secured visitor parking. This unit has one titled underground parking stall as well as an assigned storage locker. Please call your favorite Realtor today for your private showing.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Realty Professionals

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