



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #202, Calgary T2P 0G9

MLS® #: **A2161549**

Area: **Eau Claire**

Listing Date: **09/05/24**

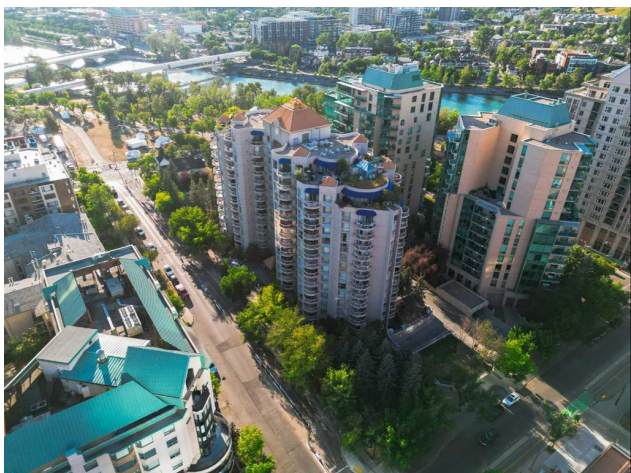
List Price: **\$360,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **962**
Low Sqft:
Ttl Sqft: **962**

DOM

14
Layout
Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Other,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Open Floorplan,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 16`8"	Kitchen	Main	10`9" x 8`0"
Dining Room	Main	11`6" x 9`7"	Bedroom	Main	11`6" x 9`2"
Den	Main	11`10" x 10`2"	Laundry	Main	6`10" x 4`0"
4pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$767

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

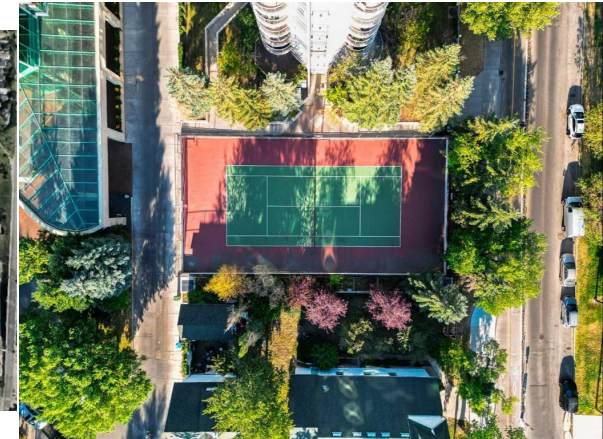
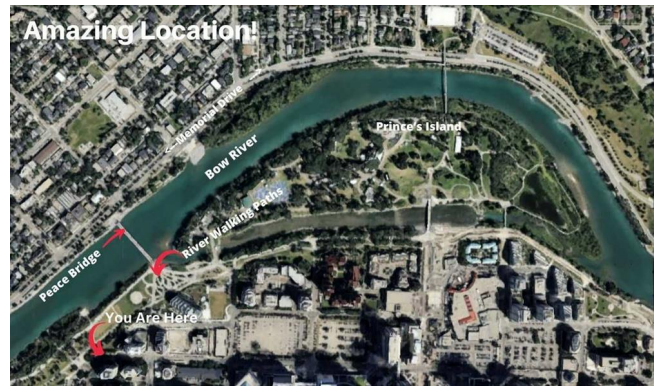
Legal Desc: **9911089**

Remarks

Pub Rmks: **Amazing opportunity to own a 1-bedroom, Plus a Den, 2-bathroom condo in the Liberte complex. Welcome to this second-floor gem in the Liberte building, which is nestled in one of the quietest streets of Eau Claire and just steps to the scenic riverfront. A network of walking paths, diverse dining options, and the lively downtown area are all right outside your doorstep just waiting for you. The den is a perfect size that could easily convert to a 2nd bedroom or a home office. The Liberte which boasts ample amenities, including a well-equipped fitness centre, party room with kitchen, outdoor tennis courts, secure underground parking and an on-site building manager. The unit has an open floor plan with the kitchen, dining and living room that flows perfectly for entertaining. Your living room space is complete with AC, gas fireplace, and sliding patio doors that lead to the covered balcony to sit and relax and enjoy the tranquil surroundings. The master bedroom retreat with a large window that floods the room with natural light, a walk thorough closet leads you to the 4-piece ensuite bathroom. This home also comes with and 3-piece main bathroom, in unit laundry, plus underground titled parking and a storage locker. Whether you're seeking an attractive investment opportunity or a stylish home to call your own, this unit warrants your attention. Further sweetening the deal is the offering of immediate possession. Don't miss out on this amazing opportunity!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





07.26.2024 - 202-804 3 AVE SW
MAIN
RMS AREA 962.61 SQ FT 89.43 M2

