



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #1101, Calgary T2P0G9

MLS® #: **A2167320**

Area: **Eau Claire**

Listing Date: **10/16/24**

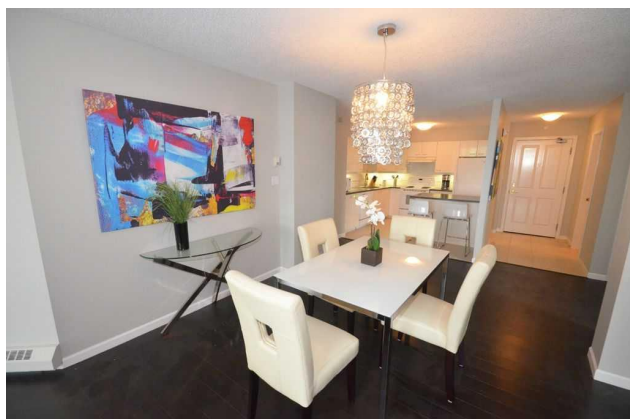
List Price: **\$456,700**

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:

Underground

Finished Floor Area

Abv Sqft: **1,164**
Low Sqft:
Ttl Sqft: **1,164**

DOM

48

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Boiler,Radiant**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
Int Feat: **French Door,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`3" x 8`1"
Kitchen	Main	10`1" x 10`8"
Office	Main	12`1" x 8`0"
Living Room	Main	14`6" x 14`0"
4pc Ensuite bath	Main	7`11" x 6`3"
Balcony	Main	10`7" x 9`0"

Room	Level	Dimensions
3pc Bathroom	Main	6`7" x 7`0"
Bedroom	Main	14`1" x 11`6"
Dining Room	Main	11`2" x 13`0"
Bedroom - Primary	Main	8`3" x 13`1"
Laundry	Main	8`2" x 5`1"
Balcony	Main	10`8" x 6`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$920

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **9911089**

Remarks

Pub Rmks: **Experience urban living in this 2-bedroom plus den, 2-bathroom condo in the heart of downtown Calgary's Liberte building. The spacious layout includes a modern kitchen overlooking the dining room and living room. This well laid out unit offers ample living space. Enjoy the warmth of the in the living room fireplace, or head outside on one of two balconies this home offers. There is a guest bathroom just off the kitchen with a full 3 pieces including, sink, toilet and shower. The den, with frosted glass walls and French doors has access to the second balcony, this room provides a cozy spot for work or relaxation. The second bedroom provides ample space for a queen bed and night stand and a large closet for added storage. The primary bedroom is large enough for a king bed, two night stands and a free standing dresser all while feeling open. The primary bedroom features two double closets and a ensuite with soaker tub shower combo and access to laundry. The building offers amenities such as an exercise area, weight room and its own tennis court. Just steps for the Calgary river pathway system, this home is ideally situated for access to local amenities. Included with this home is an underground parking stall and storage locker.**

Inclusions: **N/A**

Property Listed By: **Greater Calgary Real Estate**

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



