



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #206, Calgary T2P 0G9

MLS® #: **A2168372**

Area: **Eau Claire**

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

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

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: **51,301 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,231**
Low Sqft:
Ttl Sqft: **1,231**

DOM

36

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Storage,Tennis Court(s)**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,French Door,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`8" x 18`4"
Kitchen	Main	9`2" x 10`1"
4pc Ensuite bath	Main	7`11" x 6`0"
Den	Main	13`0" x 8`5"
Laundry	Main	3`2" x 3`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`0" x 10`11"
Bedroom - Primary	Main	15`4" x 17`9"
Bedroom	Main	13`10" x 10`10"
3pc Bathroom	Main	9`3" x 8`4"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$959

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

9911089

Remarks

Pub Rmks:

Welcome to the Liberte - a prestigious concrete building nestled in the highly sought-after community of West Eau Claire. Just steps away from Prince's Island, the iconic Peace Bridge, and the scenic Bow River, this prime location boasts extensive pathways, a bike path system, and easy access to the 8th Street LRT station. This meticulously cared residence features two Bedrooms, a Den, and two Bathrooms, along with two Balconies (Southeast & Southwest-facing) - perfect for enjoying the sunset. Spanning 1,231 sq. ft., this home is one of the few units provides an exceptional open and spacious floor plan. Upon entering, you will be greeted by an abundance of natural light pouring through the Floor-to-Ceiling windows, complemented by newer laminate flooring that seamlessly connects the living spaces. The Kitchen boasts an island with a Breakfast bar, ample cabinetry, and stainless steel appliances, flowing effortlessly into the Dining and Living areas. You'll love the sun-drenched Living room, featuring a cozy gas fireplace, ideal for relaxing evenings. Step outside to your oversized balconies, perfect for sipping your morning coffee or enjoying cocktails and BBQs in the evening. The Master Bedroom is generously sized, providing a serene retreat with views of the trees, dual closets, and a Four-piece Ensuite Bathroom. A second Bedroom and additional Bathroom provide flexibility for guests, while the inviting Den with double French doors can easily be converted into a third Bedroom to suit your needs. Additional features include In-suite laundry, a Titled underground parking stall, and an assigned storage locker, all of which enhance the value of this exceptional home. The Liberte also offers a gym, a social party room, and an exclusive tennis court for residents. Enjoy the convenience of being within walking distance to AlForno Bakery/Café, Buchanan's, and the vibrant Kensington community across the 10th Street Bridge, where you'll find an array of shopping and entertainment options. Don't miss the chance to make this urban oasis your home or the perfect place to downsize!

Inclusions:

Property Listed By:

Garage Door Opener

Unison Realty Group Ltd.

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











