



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**804 3 Avenue #1110, Calgary T2P0G9**

MLS®#: **A2173012**

Area: **Eau Claire**

Listing Date: **10/18/24**

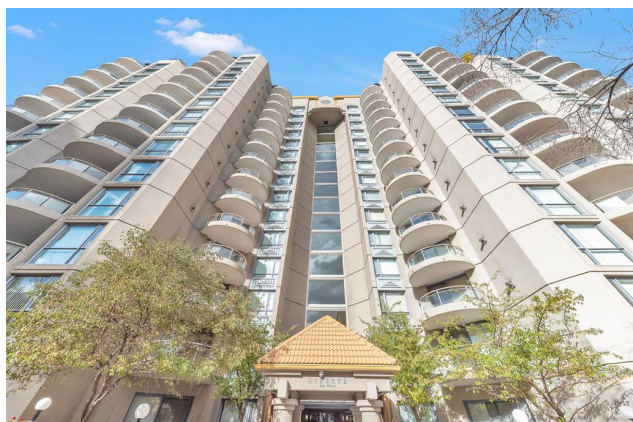
List Price: **\$459,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 16-Dec**

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: **1,172**  
Low Sqft:  
Ttl Sqft: **1,172**

DOM

**64**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Bookcases,Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Elevator,Soaking Tub,Stone Counters**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$933**

**Fee Simple**

**DC**

Fee Freq:  
**Monthly**

Legal Desc: **9911089**

Remarks

Pub Rmks: **Price reduced! Welcome to Liberte in Eau Claire, one of Calgary's most prestigious communities. This exceptional 11th floor residence offers an elevated urban living experience. Featuring 2 spacious bedrooms, 2 modern bathrooms, and a versatile den, this highly sought after unit is designed to impress. A rare oversized titled parking space, large enough for two vehicles, adds significant value and convenience. The interior has been thoughtfully updated with sleek vinyl flooring, new stone countertops, and a contemporary backsplash in the expansive kitchen, perfect for culinary enthusiasts. The unit also includes a newer washer and dryer for your convenience. Enjoy panoramic views of downtown Calgary from two large balconies, offering ample space for relaxation or entertaining. As a resident of Liberte, you will have access to premium amenities, including a tennis court, a fully equipped fitness centre, and a communal area complete with a kitchen, ideal for gatherings. This prime location places you within walking distance of the Bow River and its extensive network of bike paths, perfect for outdoor activities. Additionally, you are steps away from major downtown businesses, as well as some of Calgary's most renowned dining establishments, including Alforno Bakery and Buchanan's Chop House. Offering the perfect blend of convenience, lifestyle, and luxury, this property is an unparalleled opportunity in the heart of the city. Don't miss your chance to make this remarkable home your own.**

Inclusions: **None**  
Property Listed By: **2% Realty**

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







