



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**804 3 Avenue #401, Calgary T2P 0G9**

MLS® #: **A2174727**      Area: **Eau Claire**      Listing Date: **10/22/24**      List Price: **\$438,500**  
 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: **1,166**  
 Low Sqft:  
 Ttl Sqft: **1,166**

DOM

**30**  
Layout  
 Beds: **2 (2 )**  
 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, Unassigned, Underground**

Utilities and Features

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

Construction: **Concrete**  
 Flooring: **Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings**  
 Int Feat: **Built-in Features, Kitchen Island, Open Floorplan, Walk-In Closet(s)**  
 Utilities:

Room Information

| Room                  | Level       | Dimensions              | Room                     | Level       | Dimensions              |
|-----------------------|-------------|-------------------------|--------------------------|-------------|-------------------------|
| <b>3pc Bathroom</b>   | <b>Main</b> | <b>7' 0" x 6' 8"</b>    | <b>4pc Ensuite bath</b>  | <b>Main</b> | <b>6' 2" x 7' 6"</b>    |
| <b>Balcony</b>        | <b>Main</b> | <b>12' 8" x 8' 11"</b>  | <b>Balcony</b>           | <b>Main</b> | <b>6' 6" x 9' 4"</b>    |
| <b>Bedroom</b>        | <b>Main</b> | <b>13' 3" x 13' 11"</b> | <b>Den</b>               | <b>Main</b> | <b>7' 11" x 11' 11"</b> |
| <b>Dining Room</b>    | <b>Main</b> | <b>8' 8" x 11' 1"</b>   | <b>Foyer</b>             | <b>Main</b> | <b>8' 2" x 4' 5"</b>    |
| <b>Kitchen</b>        | <b>Main</b> | <b>14' 10" x 10' 3"</b> | <b>Laundry</b>           | <b>Main</b> | <b>5' 2" x 5' 6"</b>    |
| <b>Living Room</b>    | <b>Main</b> | <b>14' 3" x 18' 7"</b>  | <b>Bedroom - Primary</b> | <b>Main</b> | <b>19' 11" x 11' 7"</b> |
| <b>Walk-In Closet</b> | <b>Main</b> | <b>4' 0" x 3' 11"</b>   |                          |             |                         |

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$945

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 9911089

Remarks

Pub Rmks: **Welcome to the Liberte, where convenience meets luxury living. This secure complex is in the heart of downtown Calgary, within walking distance to multiple amenities and transportation. This beautiful 2 bedroom plus den and 2 bathroom unit has been extremely well maintained over the years. Upon entry, you are met with a bright and open floor plan with an abundance of light coming in through the large windows. The gourmet kitchen comes equipped with stainless steel appliances, designer tile backsplash, and a breakfast eating bar. The kitchen opens up to a dining area and large living room complete with a cozy gas fireplace and double sliding doors leading out to the North facing balcony. A large den can be found off of the living room with sliding doors to a separate balcony. The den is perfect for a home office or hobby room. The primary bedroom comes equipped with a walk through closet and a 4 piece ensuite that leads to the laundry area with additional storage. The unit is complete with an additional bedroom and a 3 piece main bathroom. The unit includes a titled underground parking stall and an additional oversized storage locker. The building offers amenities such as, tennis courts, fitness centre, and amenity room. Walking distance to amenities, this unit is perfect for the professional couple. Pride of ownership is very evident throughout. Exceptional Value!**

Inclusions: **Refrigerator, Dishwasher, Range Hood, Stove, Washer, Dryer, All Window Coverings, Garage Door Opener with Control(s)**

Property Listed By: **Greater Property Group**

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







