



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #401, Calgary T2P 0G9

MLS®#: **A2186981**

Area: **Eau Claire**

Listing Date: **01/12/25**

List Price: **\$419,900**

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:

Finished Floor Area

Abv Sqft: **1,188**
Low Sqft:
Ttl Sqft: **1,188**

DOM

20
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, Storage, Tennis Court(s)**

Construction:

Concrete

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat:

Breakfast Bar, French Door, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`8" x 10`2"	Living Room	Main	14`6" x 14`2"
Dining Room	Main	11`2" x 9`0"	Foyer	Main	9`3" x 4`3"
Bedroom - Primary	Main	14`4" x 11`8"	4pc Ensuite bath	Main	7`6" x 6`2"
Bedroom	Main	14`0" x 11`7"	3pc Bathroom	Main	7`0" x 6`8"
Den	Main	12`0" x 8`0"	Laundry	Main	5`6" x 5`2"
Balcony	Main	11`0" x 9`4"	Balcony	Main	10`7" x 6`6"

Legal/Tax/Financial

Condo Fee:
\$946

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9911089**

Remarks

Pub Rmks: **JUST LISTED in beautiful EAU CLAIRE! Save on commuting time and costs and live downtown. This amazing 2 bedroom, 2 bathroom, plus den/office unit in "LIBERTE" has an AMAZING LOCATION and is steps to your downtown office, the Bow River, endless walking & biking paths, shops, pubs, restaurants, LRT, Saddledome, Stampede Park, and more! QUIET CONCRETE BUILDING. Contemporary finishings throughout including HUGE WINDOWS, the PERFECT WIDE OPEN FLOOR PLAN, sleek flat front cabinetry, large kitchen with plenty of cabinets & countertops, VINYL PLANK FLOORING, STAINLESS STEEL APPLIANCES, and more! The primary bedroom features HIS/HER CLOSETS, a 4 PCE ensuite bath, and is located opposite to the other spare bedroom for maximum privacy. So many extras in this home - cozy gas fireplace, separate den/office area with glass wall and French doors, in-suite laundry, not 1 but 2 good size private balconies, HEATED UNDERGROUND PARKING, separate storage locker, amazing fitness center, social room with kitchen, bicycle storage, racquet courts, visitor parking. Condo fee includes heat, water, sewer! \$419,900. This property shows 10/10, is priced to sell and will not last long!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











