



THE
A-TEAM

**RE/MAX
FIRST**

804 3 Avenue #605, Calgary T2P 0G9

MLS® #: **A2197406**

Area: **Eau Claire**

Listing Date: **02/27/25**

List Price: **\$474,900**

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: **1,236**
Low Sqft:
Ttl Sqft: **1,236**

DOM

0

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-
Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Owned,Parkade,Titled,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,See Remarks,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$971**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **9911089**

Remarks

Pub Rmks:

Welcome to urban living at Liberte in the heart of Eau Claire. A 5-minute walk to the 8th street train station, and only one block away from the Bow River and Prince's Island Park, this exceptional location seamlessly blends convenience with a vibrant lifestyle. With over 1,200 square feet, this apartment features two private balconies, two large bedrooms, a den, and two bathrooms. Complete with titled underground parking and dedicated storage, this home effortlessly accommodates a variety of lifestyles. Enter and be greeted by an abundance of natural light pouring through floor-to-ceiling windows as light illuminates every corner of this airy residence. The kitchen is updated with modern appliances and an open-concept layout, creating a seamless flow into the dining and living areas—ideal for hosting unforgettable gatherings. The dining space is expansive, easily accommodating large dining sets for grand dinners or lively celebrations. The living room is soaked in sunlight, surrounded by windows and opening onto a south-facing balcony that showcases stunning city views. Adjacent to the dining area, the den offers a flexible space—perfect as a home office, cozy reading nook, or even a third bedroom—complete with access to the second balcony. Retreat to the master suite, spacious and secluded, featuring two closets and a four-piece ensuite. This apartment is completed with a large second bedroom, three-piece bathroom, and in-suite laundry. Liberte has exclusive amenities for it's residents which include a tennis court, gym, and party room. Beyond your front door, explore a network of connected bike and running paths winding through this vibrant city. This peaceful retreat on 3rd Avenue offers unparalleled access to downtown living without sacrificing tranquility. Book your private showing today!

Inclusions:

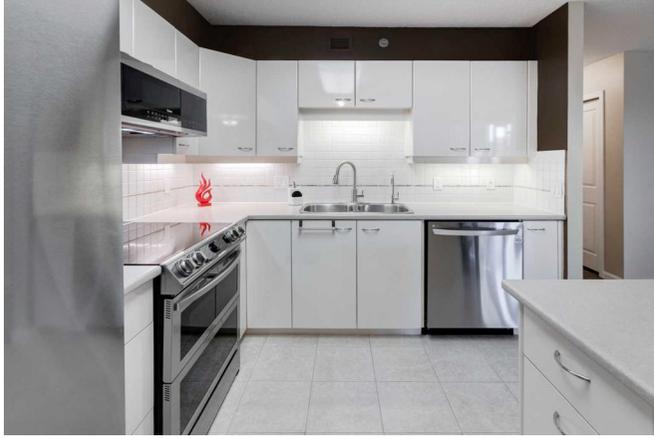
Window coverings, keys and fobs

Property Listed By:

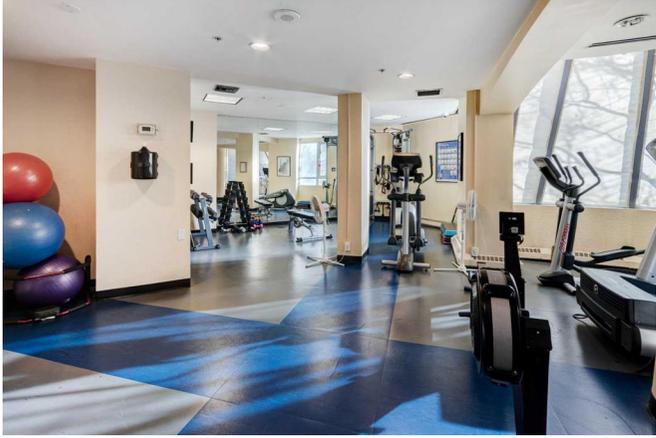
Real Estate Professionals Inc.

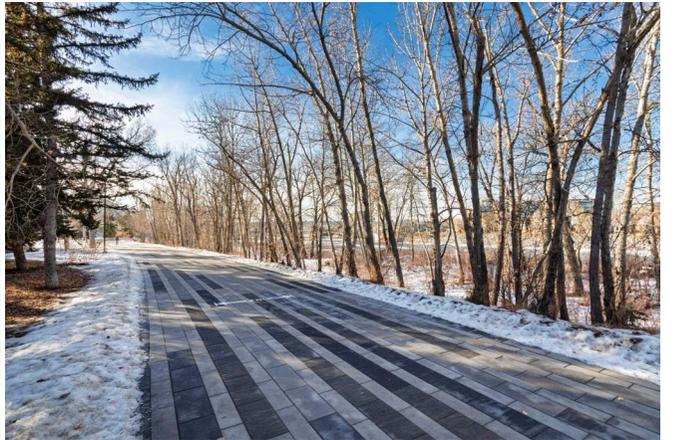
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













605-804 3 Ave SW, Calgary, AB

Main Floor Interior Area 1200.25 sq ft



PREPARED: 2025-01-18



While regions are excluded from total floor area in CAD/CES floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.