

# \$428,800 - 204, 804 3 Avenue Sw, Calgary

MLS® #A2221900

**\$428,800**

2 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

EXCEPTIONAL LOCATION! STEPS TO THE BOW RIVER! Calgary's LIBERTY is one of the most luxurious and exclusive premier condos located in the heart of the west downtown district of Eau Claire! A stunning luxury-class residence in this solid and quiet concrete building mere steps to the Bow River and one of Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. Situated just steps from some of Calgary's finest restaurants, including Buchanan's Chop House, nearby Alforno Bakery and Café, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. Welcoming bright lobby, two fast elevators and wide well-lit hallways. A fabulous south facing open design plan with two bedrooms, two full bathrooms and new contemporary lighting and new custom window coverings throughout. This meticulously maintained condo features large windows highlighting the bamboo flooring. Spacious living room with elegant marble tile gas fireplace. Patio door to the south circular balcony that offers a sunny private retreat. Dining area offers ample room for a large table, and sideboard making this perfect when entertaining. A chef's dream renovated kitchen featuring quartz counters and an abundance of cabinets and drawers. The peninsula island offers a breakfast bar and



additional cabinets. Stainless steel appliances include an induction top electric range with double ovens, French door fridge and Miele dishwasher with soft water feature. Large primary bedroom featuring walk-through dressing area with two closets. Five-piece ensuite bathroom with dual vanity and deep soaker tub/shower. Spacious second bedroom with full wall south window is perfect for guests or a sunny home office. Three-piece main bathroom with walk-in shower and in-suite laundry closet that includes the stacking washer and dryer. Titled underground parking stall #107, assigned storage locker #66 and two bike storage rooms. You will love the exclusive access to the tennis courts, well equipped fitness centre, weight room, and social room for residents to gather with kitchen, gas fireplace and sliding doors to the patio area. Pet friendly with approval. This is the perfect place for fabulous downtown living in Calgary!

Built in 1999

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221900          |
| Price          | \$428,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,075             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|         |                      |
|---------|----------------------|
| Address | 204, 804 3 Avenue Sw |
|---------|----------------------|

|             |            |
|-------------|------------|
| Subdivision | Eau Claire |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T2P0G9     |

### Amenities

|                |                                                                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Clubhouse, Elevator(s), Fitness Center, Parking, Party Room, Racquet Courts, Recreation Facilities, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                  |
| Parking        | Alley Access, Guest, Heated Driveway, Heated Garage, Parkade, Titled, Underground                                                                                  |
| # of Garages   | 1                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage |
| Appliances        | Dishwasher, Electric Range, Induction Cooktop, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer Stacked, Window Coverings      |
| Heating           | Baseboard, Fireplace(s), Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Gas, Living Room, Mantle, Marble, Tile                                                                                               |
| # of Stories      | 15                                                                                                                                   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Tennis Court(s) |
| Roof              | Tar/Gravel               |
| Construction      | Concrete                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 35             |
| Zoning         | DC             |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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