

# \$449,000 - 1110, 804 3 Avenue Sw, Calgary

MLS® #A2200638

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

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.

Built in 1999

### Essential Information

MLS® #	A2200638
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,172
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1110, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0G9

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Picnic Area, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Recreation Room
Parking Spaces	2
Parking	Parkade, Stall, Underground
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Elevator, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Electric Oven
Heating	Boiler, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

### **Exterior**

Exterior Features	Balcony, Tennis Court(s)
Roof	Other
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 9th, 2025
Days on Market	4
Zoning	DC

### **Listing Details**

Listing Office	2% Realty
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