



901, 804 3 Avenue SW
Calgary, Alberta

MLS # A2287806



\$424,900

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|------------------|--|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,178 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Parkade, Secured, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 933 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s) | | |

Inclusions: Shoe console in front entry, 2 medicine cabinets in the bathrooms

Experience the ultimate fusion of elegance, modernity, and riverside allure at Liberte Eau Claire. Situated in the vibrant heart of downtown Calgary, this exceptional 1,178 sq. ft. sanctuary offers a lifestyle defined by sophistication and seamless convenience. Just a stone's throw from the enchanting Bow River pathway system and the lush greenery of Prince's Island Park, this residence invites you to discover a perfect harmony between metropolitan energy and natural tranquility. As you step inside this expansive three-bedroom, two-bathroom gem, you are greeted by an abundance of natural light dancing through generous windows, casting an inviting glow across the open-concept design. The interior is unified by beautiful laminate flooring that is as durable as it is stylish, leading you toward a living room anchored by a cozy gas fireplace—the perfect centerpiece for chilly evenings. Your culinary dreams come to life in the gourmet kitchen, where stunning granite countertops and chic, glossy white cabinetry are beautifully complemented by sleek stainless-steel appliances. A half-island breakfast bar extends the workspace, connecting effortlessly to the dining and lounging areas for a layout that is both functional and social. The thoughtful floor plan positions the bedrooms on opposite sides of the suite, ensuring maximum privacy for residents and guests alike. For those working from home or seeking a quiet retreat, the third bedroom features elegant French doors, allowing it to double as a sophisticated den. Perhaps the most breathtaking feature of this home is the inclusion of two private balconies, with direct access from both the living room and the secondary bedroom. From these elevated vantage points, you can savor "peek-a-boo" views of the shimmering Bow River and the iconic Peace Bridge, offering a serene backdrop for your morning

coffee or evening glass of wine. Life at Liberte Eau Claire extends far beyond the four walls of your suite. This pet-friendly building caters to an active lifestyle with a premium array of amenities, including a tennis court, basketball court and well-equipped fitness room. For social gatherings, the convenient party room with a full kitchen is ready to host your next celebration. Practicality is never an afterthought, as the property includes titled underground parking and a secure storage locker. Anticipate the future with excitement as the forthcoming Green Line LRT hub positions itself just steps away, while the inner core offers fantastic, shopping, dining and entertaining options. At Liberte Eau Claire, you aren't just buying a condo; you are securing an urban oasis where every detail is tuned to a symphony of perfection, so book your Showing today!