



609, 804 3 Avenue SW
Calgary, Alberta

MLS # A2292892



\$375,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	952 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 754
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: window coverings

Welcome to The Liberte! Large and bright 2 bedroom 2 bath in Eau Claire. Massive windows and a wonderful VIEW from the oversized balcony. AT just over 950 sq ft, this lovely unit is a perfect palette in an amazing location close to the river and shopping/restaurants. 2 full baths and a massive walk-in closet in the master bedroom. Full sized kitchen with tons of room for guests and entertaining. Underground TITLED parking, large assigned storage unit, FITNESS CENTRE plus PARTY ROOM in the building. Very well managed and clean building. PRICED TO SELL!!