

1109, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2282285



**\$458,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 780
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, French Door, Granite Counters, Recessed Lighting, Soaking Tub		
<b>Inclusions:</b>	n/a		

Your EXECUTIVE urban condo lifestyle beckons at Liberte - conveniently located in the highly sought-after Eau Claire area of Downtown Calgary, this beautiful, tastefully renovated and updated suite is move-in ready. Offering stunning NW river valley VIEWS is one of the best locations in the building! Features include a gorgeous renovated kitchen with granite counters, stainless steel appliances and breakfast ledge, spacious dining room and living room with floor to ceiling windows that capture the stunning river and valley views, cozy gas fireplace with stone tile front and mantle in the living room, sliding patio door to NW patio, primary bedroom with walk through closets, renovated 4 piece ensuite bath with soaker tub, second bedroom with French door and renovated 3 pc bath off the main entrance. Updates abound and include 2" granite counters, undercabinet lighting and glass subway tile backsplash in the kitchen, quartz counters, solid walnut cabinets and stone accents in both bathrooms, marble wall tile in ensuite bath, contemporary wood-look tile flooring in entry, kitchen & both baths. Rarely do suites in this location in the building come on the market. TWO titled parking stalls in the heated underground parkade and additional storage locker are included. As a resident of Liberte, you will appreciate the updated and renovated common areas, have access to premium amenities, including a tennis court, bike storage, a fully equipped fitness centre and a residents lounge complete with a kitchen - ideal for your group gatherings. This prime location is situated just steps from some of the city's finest restaurants including Alfonso Bakery and Buchanan's Chop House, is a short stroll to the Bow River, walking & bike pathways, Prince's Island Park, the downtown core and surrounded by upscale amenities to suit all lifestyles; this incredible

location is sure to impress. Offering the perfect blend of convenience, lifestyle, and luxury, this property is an unparalleled opportunity in the heart of the city. Perfect for the discerning buyer that wants luxury living and an option for a true lock and go lifestyle. Book your viewing Today!