

# \$414,900 - 507, 804 3 Avenue Sw, Calgary

MLS® #A2247347

**\$414,900**

2 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

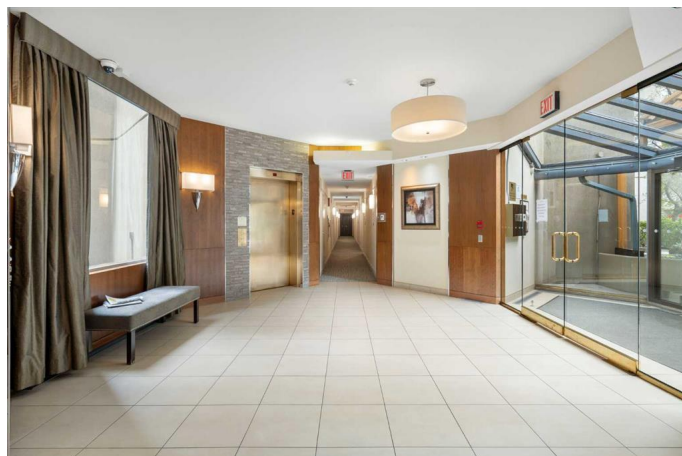
Immaculate, elegant, and perfectly located in the heart of Eau Claire. This stunning condo in the prestigious "Liberte" features beautiful hardwood and tile floors, a gorgeous kitchen with granite countertops, an undermount sink, stainless steel appliances, and abundant cupboard space. The living room where you can relax and entertain, and the dining room boasts a striking gas fireplace feature wall. The spacious primary bedroom offers a walk-through closet leading to a full ensuite. A second bedroom with a built-in Murphy bed, an additional three-piece bath, and plenty of storage adds both comfort and functionality. Step out onto your cozy balcony to enjoy breathtaking sunsets with a glass of wine in hand. The "Liberte" offers exceptional amenities, including a fitness centre, party/social room, and even a tennis court. Just one block from the sparkling Bow River and its extensive bike path network, you'll be steps away from summer concerts at Prince's Island Park, scenic riverside walks, and endless cycling adventures. Here, inner-city convenience meets a serene, park-like setting offering you the rare chance to have it all in one of Calgary's most sought-after neighbourhoods.

Built in 1999

## Essential Information

MLS® #

A2247347



Price	\$414,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	507, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Racquet Courts
Parking Spaces	1
Parking	Parkade, Stall, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	6

### Exterior

Exterior Features	Tennis Court(s)
Lot Description	Landscaped
Roof	Tar/Gravel
Construction	Concrete, Stucco

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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