

# \$446,900 - 605, 804 3 Avenue Sw, Calgary

MLS® #A2205317

**\$446,900**

2 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

OPEN HOUSE SUNDAY 4-6pm - Welcome to urban living at Liberte in the heart of Eau Claire. A 5-minute walk to the 8th street train station, and only one block away from the Bow River and Princeâ€™s Island Park, this exceptional location seamlessly blends convenience with a vibrant lifestyle. With over 1,200 square feet, this apartment features two private balconies, two large bedrooms, a den, and two bathrooms. Complete with titled underground parking and dedicated storage, this home effortlessly accommodates a variety of lifestyles. Enter and be greeted by an abundance of natural light pouring through floor-to-ceiling windows as light illuminates every corner of this airy residence. The kitchen is updated with modern appliances and an open-concept layout, creating a seamless flow into the dining and living areasâ€™ideal for hosting unforgettable gatherings. The dining space is expansive, easily accommodating large dining sets for grand dinners or lively celebrations. The living room is soaked in sunlight, surrounded by windows and opening onto a south-facing balcony that showcases stunning city views. Adjacent to the dining area, the den offers a flexible spaceâ€™perfect as a home office, cozy reading nook, or even a third bedroomâ€™complete with access to the second balcony. Retreat to the master suite, spacious and secluded, featuring two closets and a four-piece ensuite. This apartment is completed with a large second bedroom, three-piece bathroom, and in-suite laundry.



Liberte has exclusive amenities for itâ€™s residents which include a tennis court, gym, and party room. Beyond your front door, explore a network of connected bike and running paths winding through this vibrant city. This peaceful retreat on 3rd Avenue offers unparalleled access to downtown living without sacrificing tranquility. Book your private showing today!

Built in 1999

**Essential Information**

MLS® #	A2205317
Price	\$446,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

**Community Information**

Address	605, 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, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Owned

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

## Exterior

Exterior Features	Balcony, Other
Roof	Tar/Gravel
Construction	Concrete, Stucco

## Additional Information

Date Listed	March 25th, 2025
Days on Market	56
Zoning	DC

## Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.