



## 804 3 Avenue Calgary Alberta

\$448,800

Welcome to 903- 804 3 Ave SW - The Liberte is a great building in the West end of Eau-Claire, just minutes walk to the shopping in Kensington as well as a brief walk to the City Core. This unit has great views of the downtown situated on the East end of the building, in one of the best floor plans the Liberte has to offer. With 1,200 sq ft of very usable space this 2-bedroom, 2 bathrooms + Den is the ideal floor plan with a bedroom on each end on the unit with the den, living room and kitchen making up the remainder of this very functional home. With 2 balconies one of the kitchen the other off the den are great locations to enjoy your morning coffee or your evening cocktail. The Liberte has many amenities such has a tennis court, gym, party room, bike storage, lots of secured visitor parking. This unit has one titled underground parking stall as well as an assigned storage locker. Please call your favorite Realtor today for your private showing. (id:6769)

Kitchen 13.17 Ft x 12.17 Ft  
Living room 15.67 Ft x 14.58 Ft  
Dining room 12.17 Ft x 8.67 Ft  
Primary Bedroom 15.00 Ft x 11.92 Ft  
Bedroom 15.58 Ft x 12.00 Ft

3pc Bathroom 8.33 Ft x 5.67 Ft  
4pc Bathroom 8.08 Ft x 6.25 Ft  
Office 12.33 Ft x 11.50 Ft  
Foyer 8.92 Ft x 4.75 Ft  
Laundry room 6.42 Ft x 2.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

<http://www.kenmacaulay.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)