



## 804 3 Avenue Calgary Alberta

\$455,000

Experience luxury living at its finest in this elegant 2-bedroom, 2-bathroom condo located on the 13th floor of a prestigious building in downtown Calgary. Boasting 1,083 square feet of thoughtfully designed space, this high-floor unit offers panoramic views of the Bow River from both the spacious living room and a private balcony, perfect for relaxation and entertaining. This prime location is just a minute's walk to the iconic Peace Bridge, providing easy access to the heart of the city while enjoying the tranquility of the riverside. Residents can indulge in a range of amenities, including a state-of-the-art gym and a tennis court, catering to a luxury lifestyle. The building is managed by one of Calgary's leading management companies, ensuring exceptional service and peace of mind. Surrounded by high-net-worth residents, this condo offers a sophisticated and refined living experience in one of the city's most sought-after neighbourhoods. Don't miss this rare opportunity to own a piece of luxury in downtown Calgary. Contact us today to schedule a private viewing! (id:6769)

3pc Bathroom 8.25 Ft x 7.83 Ft

3pc Bathroom 7.92 Ft x 8.75 Ft

Bedroom 10.42 Ft x 11.75 Ft

Primary Bedroom 12.92 Ft x 17.67 Ft

Dining room 11.33 Ft x 10.17 Ft

Kitchen 12.58 Ft x 8.83 Ft

Kitchen 18.58 Ft x 15.58 Ft

Listing Presented By:



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**Mirror**

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