



## 804 3 Avenue Calgary Alberta

\$448,800

OPEN HOUSE FEB 22nd. 2:00 PM - 4:30 PM. The LIBERTE is one of Calgary's most luxurious and exclusive premier condos located in the heart of the west downtown district of Eau Claire! A stunning luxury-class residence in this solid and quiet concrete building mere steps to the Bow River and one of Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. Situated just steps from some of Calgary's finest restaurants, including Buchanan's Chop House, nearby Alforno Bakery and Cafe, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. An exceptional downtown location! Welcoming bright lobby, two fast elevators and wide well-lit hallways. A fabulous south facing open design plan with two bedrooms, two full bathrooms and new contemporary lighting and new custom window coverings throughout. This meticulously maintained condo features large windows highlighting the bamboo flooring. Spacious living room with elegant marble tile gas fireplace. Patio door to the south circular balcony that offers a sunny private retreat. Expansive central dining area offers ample room for a large table, and sideboard making this perfect when entertaining. A chef's dream renovated kitchen featuring quartz counters and an abundance of cabinets and drawers. The peninsula island offers a breakfast bar and additional cabinets. Stainless steel appliances include an induction top electric range with double ovens, French door fridge and Miele dishwasher with soft water feature. Large primary bedroom featuring walk-through dressing area with two closets. Five-piece ensuite bathroom with dual vanity and deep soaker tub/shower. Spacious second bedroom with full wall south window is perfect for guests or a sunny home office. Three-piece...

Living room 14.58 Ft x 14.33 Ft

Dining room 14.08 Ft x 11.25 Ft

Kitchen 11.00 Ft x 9.17 Ft

Primary Bedroom 13.42 Ft x 11.25 Ft

Bedroom 10.33 Ft x 9.00 Ft

Storage 7.00 Ft x 4.17 Ft

Other 10.75 Ft x 7.50 Ft

3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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See

**Mirror**

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