



## 804 3 Avenue Calgary Alberta

\$425,000

ATTENTION EV OWNERS who want an EV CHARGER. This rare find in beautiful Eau Claire, gives you ADVANCED EV CHARGING right in your own stall (1 of only 2 in the building) and energy efficiency throughout, to keep your bills and your carbon footprint to a minimum. Can you be close to nature, close to work AND some of Calgary's best shopping, dining and entertainment? Can you live in the city and do your part for the environment? This unit in Liberte lets you do it all. More than just energy efficiency - a beautiful condo in a great building, for the lifestyle you love! Your south-west facing balcony (with Gas BBQ connection) gives you gorgeous vistas of the river valley and lets you enjoy long evenings in nice weather, while the south-exposed windows stream the sunshine even on the cold days! All condos are not created equal, and this unit showcases the loving pride of owners who were determined to give it the best of everything. With over \$50k in upgrades, this home features beautiful engineered walnut hardwood floors, coupled with the warmth of cork flooring in the bedrooms and travertine in the kitchen and bathrooms. Beautiful stone counter-tops grace the kitchen and bathrooms. The kitchen boasts a fabulous, quiet Blanco granite sink and touch-activated faucet, with custom tile backsplash. Upgraded LED lighting overhead (dimable), under the cabinetry and even in the pantry ensures that you are keeping your costs low, and your lighting optimized. Appliances are all stainless steel - including the fridge with icemaker and filtered water, and the fabulous Bosch dishwasher. Blinds are gorgeous and practical with Shadeomatic honeycomb light-blocking technology so you can choose bright and sunny or dark and cozy! Primary bedroom is spacious enough for a king bed, and features more dimmable LED lighting, great walk-through his-and-her closet area and a beautiful 4-p...

Primary Bedroom 22.58 Ft x 13.25 Ft

Bedroom 11.58 Ft x 10.58 Ft

4pc Bathroom 8.25 Ft x 8.75 Ft

3pc Bathroom 8.92 Ft x 7.83 Ft

Kitchen 8.92 Ft x 11.08 Ft

Living room/Dining room 29.75 Ft x 19.00 Ft

Storage 4.50 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
REAL ESTATE PROFESSIONALS  
INC.

<http://tylerhuggins.com>

**RE/MAX**

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