804 3 Avenue Calgary Alberta

$449,000

Welcome to Liberte in Eau Claire, one of Calgary's most prestigious communities. This exceptional 11th floor residence offers an elevated urban living experience. Featuring 2 spacious bedrooms, 2 modern bathrooms, and a versatile den, this highly sought after unit is designed to impress. A rare oversized titled parking space, large enough for two vehicles, adds significant value and convenience. The interior has been thoughtfully updated with sleek vinyl flooring, new stone countertops, and a contemporary backsplash in the expansive kitchen, perfect for culinary enthusiasts. The unit also includes a newer washer and dryer for your convenience. Enjoy panoramic views of downtown Calgary from two large balconies, offering ample space for relaxation or entertaining. As a resident of Liberte, you will have access to premium amenities, including a tennis court, a fully equipped fitness centre, and a communal area complete with a kitchen, ideal for gatherings. This prime location places you within walking distance of the Bow River and its extensive network of bike paths, perfect for outdoor activities. Additionally, you are steps away from major downtown businesses, as well as some of Calgary's most renowned dining establishments, including Alforno Bakery and Buchanan's Chop House. Offering the perfect blend of convenience, lifestyle, and luxury, this property is an unparalleled opportunity in the heart of the city. Don't miss your chance to make this remarkable home your own. (id:6769)

Living room 18.33 Ft x 14.08 Ft	Bedroom 13.58 Ft x 11.17 Ft
Kitchen 10.17 Ft x 10.08 Ft	3pc Bathroom 6.92 Ft x 6.58 Ft
Dining room 8.42 Ft x 8.25 Ft	Office 12.00 Ft x 8.00 Ft
Primary Bedroom 13.58 Ft x 11.58 Ft	Laundry room 5.17 Ft x 5.17 Ft
Other 8.25 Ft x 5.67 Ft	Other 10.42 Ft x 8.92 Ft
4pc Bathroom 7.83 Ft x 6.17 Ft	

Listing Presented By:

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