



## 804 3 Avenue Calgary Alberta

\$399,000

OPEN HOUSE SUNDAY 1:30pm-4pm Discover urban living at its finest in this 1,065 sq. ft. apartment at Liberte in Eau Claire. This residence boasts a spacious open design, enhanced by extensive laminate flooring and abundant natural light. The large living room, featuring a gas fireplace and floor-to-ceiling windows, seamlessly connects to a balcony offering beautiful views. The gourmet kitchen is equipped with granite countertops, an island, and brand-new stainless steel appliances. The dining room is generously sized, perfect for entertaining. The unit includes two bedrooms, with the master suite offering a walk-through closet and a 4-piece ensuite. Additional conveniences include a laundry room and a 3-piece bath. Residents can enjoy amenities such as a large entertainment room, gym, tennis court, and underground visitor parking. The prime location places you within walking distance to the Bow River Pathway, Prince's Island Park, and the trendy Kensington shopping district. Proximity to the YMCA, C-Train, transit, and shopping adds to the appeal. Don't miss this opportunity to experience the best of Calgary living. (id:6769)

Other 4.17 Ft x 7.67 Ft

Laundry room 3.25 Ft x 3.00 Ft

Dining room 11.25 Ft x 11.42 Ft

Bedroom 10.50 Ft x 9.58 Ft

4pc Bathroom 6.75 Ft x 8.00 Ft

3pc Bathroom 8.00 Ft x 5.25 Ft

Kitchen 12.25 Ft x 8.75 Ft

Living room 14.42 Ft x 19.08 Ft

Primary Bedroom 17.00 Ft x 12.00 Ft

Other 11.17 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

<https://www.charliebangrealty.com/>



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