



804 3 Avenue Calgary Alberta

\$443,000

In the heart of Calgary's vibrant Eau Claire district, a rare opportunity beckons - a sub-penthouse condo that redefines luxury and comfort. This is more than a home; it's a lifestyle. Discover nearly 1200 square feet of modern elegance, with two serene bedrooms, two baths, and an office space that opens onto a breathtaking second balcony. Newly renovated, with lofty nine-foot ceilings and air-conditioning, every detail embodies sophistication. Step onto Italian porcelain tiles and savor culinary creations in a kitchen equipped with a Bosch induction range and a Fisher & Paykel fridge. The reverse osmosis water system and peninsula breakfast bar island invite you to indulge in pure luxury. Entertain guests on your expansive covered balcony or cozy up by the gas fireplace. Retreat to a master suite with his and hers closets leading to a private ensuite, a sanctuary crafted just for you. Convenience meets style with in-suite laundry, secure underground parking, and a storage locker. Exclusive building amenities include a state-of-the-art gym, owners lounge, party room, and private tennis courts. Step outside and immerse yourself in Calgary's beauty. Walk or bike downtown, explore river pathways, the iconic Peace Bridge, and the tapestry of shops, cafes, and restaurants that make Eau Claire the city's gem. Imagine life here, where every day is a panoramic adventure, where luxury meets convenience. Inquire today and take the first step towards calling this sub-penthouse condo your new home. Calgary's real estate market is booming. Demand is high, inventory is low. Don't miss out - your dream home awaits. (id:6769)

- Foyer 10.42 Ft x 10.17 Ft
- Kitchen 10.67 Ft x 10.25 Ft
- Living room/Dining room 23.00 Ft x 18.50 Ft
- Office 7.75 Ft x 12.00 Ft
- Laundry room 4.83 Ft x 5.83 Ft
- Other 10.58 Ft x 8.92 Ft

- Other 10.67 Ft x 6.50 Ft
- Primary Bedroom 20.00 Ft x 11.42 Ft
- Bedroom 14.00 Ft x 11.33 Ft
- 3pc Bathroom 6.58 Ft x 6.92 Ft
- 4pc Bathroom 14.00 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:
REAL BROKER

<https://mikeaboudaher.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca