



## 804 3 Avenue Calgary Alberta

\$350,000

Amazing opportunity to own a 1-bedroom, Plus a Den, 2-bathroom condo in the Liberte complex. Welcome to this second-floor gem in the Liberte building, which is nestled in one of the quietest streets of Eau Claire and just steps to the scenic riverfront. A network of walking paths, diverse dining options, and the lively downtown area are all right outside your doorstep just waiting for you. The den is a perfect size that could easily convert to a 2nd bedroom or a home office. The Liberte which boasts ample amenities, including a well-equipped fitness centre, party room with kitchen, outdoor tennis courts, secure underground parking and an on-site building manager. The unit has an open floor plan with the kitchen, dining and living room that flows perfectly for entertaining. Your living room space is complete with AC, gas fireplace, and sliding patio doors that lead to the covered balcony to sit and relax and enjoy the tranquil surroundings. The master bedroom retreat with a large window that floods the room with natural light, a walk thorough closet leads you to the 4-piece ensuite bathroom. This home also comes with and 3-piece main bathroom, in unit laundry, plus underground titled parking and a storage locker. Whether you're seeking an attractive investment opportunity or a stylish home to call your own, this unit warrants your attention. Further sweetening the deal is the offering of immediate possession. Don't miss out on this amazing opportunity! (id:6769)

Living room 17.00 Ft x 16.67 Ft

Kitchen 10.75 Ft x 8.00 Ft

Dining room 11.50 Ft x 9.58 Ft

Bedroom 11.50 Ft x 9.17 Ft

Den 11.83 Ft x 10.17 Ft

Laundry room 6.83 Ft x 4.00 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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