



# 804 3 Avenue Calgary Alberta

\$419,900

**\*\* Open house for Saturday, March 14 is canceled \*\*** Your EXECUTIVE, urban condo lifestyle beckons at The Liberte - conveniently located in the highly sought-after Eau Claire area of Downtown Calgary, this prime END UNIT is a rare offering! Featuring a spacious floor plan with nearly 1200 SF, 2 bedrooms on either side of the suite PLUS a versatile DEN and 2 full baths. You are welcomed into the suite with a gracious tiled foyer with mirrored closet doors. The layout of the home provides separation and privacy between the living areas and the two bedrooms, each designed as a comfortable retreat. The main living/dining area is anchored with an inviting tiled gas, mantled fireplace with oversized windows to take in the urban views, the kitchen has been updated with quartz counters, stainless steel appliances and offers ample cabinets, drawers and counter space including breakfast ledge plus there is access to one of the two balconies - super convenient for your summer BBQ-ing. The den, located off the living area, is perfect for a home office, cozy dining room or other flex area as needed and features access to the second balcony. Primary bedroom easily accommodates a king-sized bed, features walk through closets with mirrored doors, and offers a 4 piece ensuite bath with soaker tub. Second bedroom is at the opposite end of the suite (great for room mates or a guest bedroom), 3 piece bath is convenient located right beside it. Side by side washer & dryer is a great upgrade. Rarely do suites in this location in the building come on the market. Titled parking stall in the heated underground parkade and additional storage locker are included. As a resident of Liberte, you will appreciate the updated and renovated common areas, have access to premium amenities, including a tennis court, bike storage, a fully equipped fitness centre and a residents lounge complete with a ki...

3pc Bathroom 7.92 Ft x 5.58 Ft  
 4pc Bathroom 7.67 Ft x 6.42 Ft  
 Other 11.33 Ft x 6.25 Ft  
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 Bedroom 15.17 Ft x 14.83 Ft  
 Den 12.33 Ft x 11.42 Ft

Other 8.83 Ft x 4.92 Ft  
 Kitchen 13.25 Ft x 13.00 Ft  
 Laundry room 6.33 Ft x 3.00 Ft  
 Living room 13.25 Ft x 21.42 Ft  
 Dining room 12.00 Ft x 21.42 Ft  
 Primary Bedroom 14.25 Ft x 19.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

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**RE/MAX Realty Professionals**

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