# $449,900 - 605, 804 3 Avenue Sw, Calgary

MLS® #A2205317

## $449,900

2 Bedroom, 2.00 Bathroom, 1,236 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

OPEN HOUSE FIRDAY 1-3pm - Welcome to urban living at Liberte in the heart of Eau Claire. A 5-minute walk to the 8th street train station, and only one block away from the Bow River and Prince's Island Park, this exceptional location seamlessly blends convenience with a vibrant lifestyle. With over 1,200 square feet, this apartment features two private balconies, two large bedrooms, a den, and two bathrooms. Complete with titled underground parking and dedicated storage, this home effortlessly accommodates a variety of lifestyles. Enter and be greeted by an abundance of natural light pouring through floor-to-ceiling windows as light illuminates every corner of this airy residence. The kitchen is updated with modern appliances and an open-concept layout, creating a seamless flow into the dining and living areas—ideal for hosting unforgettable gatherings. The dining space is expansive, easily accommodating large dining sets for grand dinners or lively celebrations. The living room is soaked in sunlight, surrounded by windows and opening onto a south-facing balcony that showcases stunning city views. Adjacent to the dining area, the den offers a flexible space—perfect as a home office, cozy reading nook, or even a third bedroom—complete with access to the second balcony. Retreat to the master suite, spacious and secluded, featuring two closets and a four-piece ensuite. This apartment is completed with a large second bedroom, three-piece bathroom, and in-suite laundry.
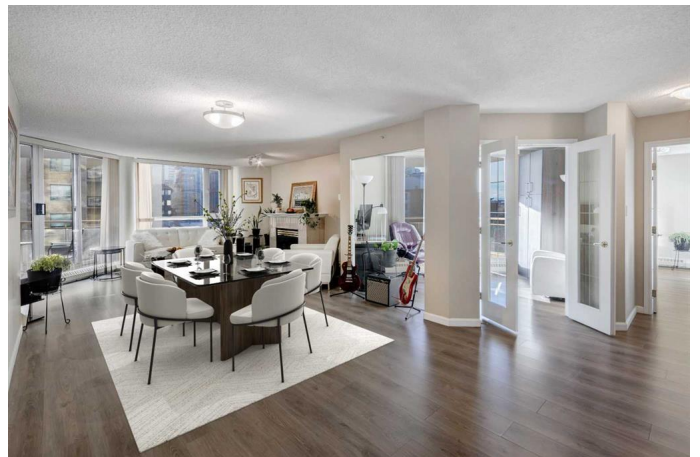
Liberte has exclusive amenities for itâ€™s residents which include a tennis court, gym, and party room. Beyond your front door, explore a network of connected bike and running paths winding through this vibrant city. This peaceful retreat on 3rd Avenue offers unparalleled access to downtown living without sacrificing tranquility. Book your private showing today!

Built in 1999

## Essential Information

| | |
|---|---|
| MLS® # | A2205317 |
| Price | $449,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,236 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Loft |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 605, 804 3 Avenue Sw |
| Subdivision | Eau Claire |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 0G9 |

## Amenities

| | |
|---|---|
| Amenities | Elevator(s), Party Room, Secured Parking, Fitness Center, Racquet Courts |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Titled, Underground, Owned |

## Interior

| | |
|---|---|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Oven |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 15 |

## Exterior

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|---|---|
| Exterior Features | Balcony, Other |
| Roof | Tar/Gravel |
| Construction | Concrete, Stucco |

## Additional Information

| | |
|---|---|
| Date Listed | March 25th, 2025 |
| Days on Market | 24 |
| Zoning | DC |

## Listing Details

| | |
|---|---|
| Listing Office | Real Estate Professionals Inc. |