

801, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2257823



**\$429,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 933
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Storage		

**Inclusions:** Furnishings negotiable

Welcome to the Liberte eau claire a great place to call home. This 2 bedroom unit with den has river and city views from the 2 balconies off of the den and living room. The open concept living -dining area has a gas fireplace, balcony and engineered hardwood floors, the kitchen has an island with breakfast bar, stainless steel appliances as well as granite countertops in kitchen and bathrooms. Double french doors lead to the den with a second balcony. Both bedrooms have large windows, with vinyl plank flooring and the master features his and hers walk through closet area, a 4 piece ensuite bathroom as well as laundry area with storage. There is an underground titled parking stall as well as a storage unit on the P 1 level. The Liberte amenities include a large party room with full kitchen, a well equipped gym, bike storage and an outdoor tennis court. Easy walk to the river and princes island park, as well as bike paths, restaurants , transit and shopping.