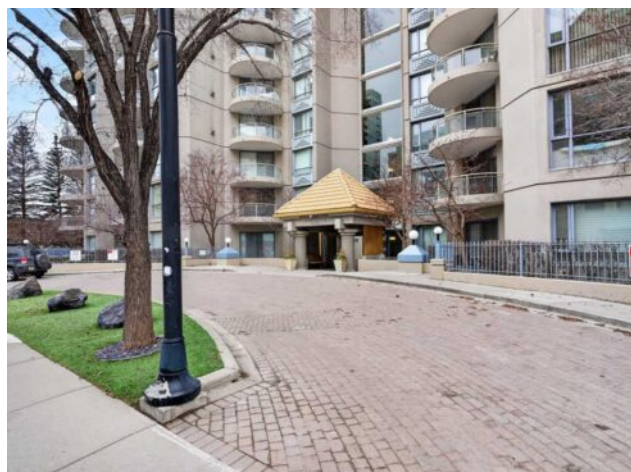


1405, 804 3 Avenue SW
Calgary, Alberta

MLS # A2305669



\$459,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,224 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile

Roof: Membrane

Basement: -

Exterior: Concrete

Foundation: -

Features: Built-in Features, Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 985

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Experience elevated urban living in this spacious 1,220 sq. ft. apartment perched on the 14th floor, offering west facing views and abundant natural light through impressive 10-foot ceilings. This thoughtfully designed 2-bedroom layout features a generous primary suite complete with a 4-piece ensuite and private balcony, along with a versatile den—perfect for a home office or creative space. The bright, spacious living room is anchored by a cozy fireplace and opens onto one of two private patios; ideal for relaxing or entertaining. This second patio extends your outdoor living options even further. Residents enjoy access to exceptional amenities including a well-appointed fitness center, stylish event room, and a tennis court. Located in a vibrant downtown community of Eau Claire, you're just steps from scenic Bow River, bike/ walking paths, trendy restaurants, and all the energy of city living. A perfect blend of comfort, style, and convenience—this is urban living at its finest.