



1405, 804 3 Avenue SW
Calgary, Alberta

MLS # A2305669



\$459,900

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|------------------|---|---------------|-------------------|
| 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 | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 985 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s) | | |

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.