



1110, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2325203



**\$449,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, 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>	Bookcases, Built-in Features, Elevator, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to Liberty, where sophisticated urban living meets one of Calgary's most desirable downtown locations in the heart of Eau Claire. Perfectly positioned on the 11th floor, this meticulously maintained 1,172 sq. ft. residence offers spectacular city views, abundant natural light, and a thoughtfully designed floor plan that blends comfort with functionality. Featuring two spacious bedrooms, a versatile den ideal for a home office or reading retreat, and two full bathrooms, this move-in ready home has been tastefully updated with newer appliances and showcases pride of ownership throughout. Two private balconies with over 140 sq ft of total space, provide the perfect setting to enjoy your morning coffee or unwind while taking in the vibrant downtown skyline. The oversized underground parking stall is large enough to accommodate two smaller vehicles, while the secured assigned storage locker offers additional convenience. Residents of Liberty enjoy exceptional amenities including a fully equipped fitness centre, racquet courts, and a party room complete with a kitchen for entertaining family and friends. Pet lovers will appreciate that furry companions are welcome with board approval. Step outside your front door and experience the very best of downtown Calgary. Enjoy a short stroll to the Peace Bridge, Bow River Pathway, Prince's Island Park, countless restaurants, cafes, boutique shopping, and vibrant nightlife. Whether you're seeking an active lifestyle, an executive downtown home, or the perfect lock-and-leave property, this exceptional condo offers the best of city living in one of Calgary's most sought-after communities.