



104, 804 3 Avenue SW
Calgary, Alberta

MLS # A2326045



\$366,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,080 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 936
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Recreation Facilities		

Inclusions: n/a

Defined by dramatic ceiling heights, remarkable volume, and a coveted south-facing exposure, this main-floor residence at Liberty offers a rare architectural canvas in the heart of Eau Claire. Far more than a condominium, this is an opportunity to create a home of uncommon character—where thoughtful design and refined finishes can transform an already compelling space into something truly extraordinary. Sunlight fills the expansive interior throughout the day, enhancing the generous proportions and creating an effortless connection to the home's most unexpected feature: a semi-private, south-facing garden terrace. Rarely found in downtown living, this outdoor extension offers the feeling of a private courtyard—perfect for morning coffee, entertaining, container gardens, or simply enjoying a quiet retreat beneath the open sky. The open layout lends itself beautifully to a sophisticated redesign, with soaring ceilings providing the scale and architectural presence typically reserved for custom homes. Every space invites imagination, offering the opportunity to craft a residence that is as timeless as it is personal. Liberty has long been recognized as one of Eau Claire's signature addresses, celebrated for its concrete construction, generous floor plans, distinctive architecture, and exceptional amenities. Residents enjoy a well-appointed fitness centre, tennis court, owners' lounge, secure underground parking, and the peace of mind that comes with a professionally managed, established building. For pet lovers, the building's welcoming attitude toward larger dogs (subject to board approval) is an increasingly rare luxury. Just beyond your door, Calgary's celebrated Bow River pathway system, Prince's Island Park, cafes, restaurants, and the downtown core become part of your everyday landscape, creating a lifestyle where nature and

city life exist in perfect balance. Homes with this combination of scale, outdoor living, location, and untapped design potential seldom come to market. For the buyer with vision, this is an opportunity to create a truly bespoke residence in one of Calgary's most enduring and desirable neighbourhoods.