



GRASSROOTS
REALTY GROUP

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1010, 804 3 Avenue SW
Calgary, Alberta

MLS # A2340959



\$424,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,169 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating: Baseboard

Floors: Laminate, Tile

Roof: Tar/Gravel

Basement: -

Exterior: Concrete, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, French Door, Open Floorplan, Quartz Counters, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: \$ 1,019

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

OPEN HOUSE - SATURDAY ,SEPT.-26th 2-430P ...Welcome to 1010-804 3rd Ave in the Liberte BuildingRiver and city views bring an impressive backdrop to this move-in ready 2 bedroom, 2 bathroom plus den condo in the amenity-rich Liberte building in Eau Claire. An open concept layout balances everyday comfort with plenty of space for entertaining, while rich flooring and full-height windows add warmth and natural light throughout the main living areas. Prepare meals in the beautifully finished kitchen with quartz countertops, stainless steel appliances, abundant cabinetry and a peninsula island with a breakfast bar for casual dining. Centrally placed between the kitchen and living area, the dining room makes hosting feel effortless and keeps conversation flowing across the connected space. Put your feet up beside the gas fireplace in the inviting living room as expansive windows frame the surrounding cityscape. Patio sliders extend the living space onto a curved, glass-railed balcony where barbeques, evening drinks and fresh air come with elevated river and city views. French doors introduce a dedicated den that makes working from home comfortable, with its own patio access allowing quick outdoor breaks throughout the day. Retreat to the generously sized primary bedroom, where dual walk-through closets lead directly to a private 4-piece ensuite. A spacious 2nd bedroom accommodates guests or family, while a separate 3-piece bathroom adds convenience nearby. In-suite laundry simplifies daily routines and titled underground parking keeps your vehicle secure and protected from the elements. Residents of Liberte can stay active in the fitness centre or on the private tennis court, then gather with friends in the party room complete with a full kitchen. Outside the building, Eau Claire places the Bow River pathway network, Prince's Island Park

and downtown close at hand, making it easy to walk, cycle or connect with the surrounding city.