

# \$429,000 - 801, 804 3 Avenue Sw, Calgary

MLS® #A2257823

**\$429,000**

2 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0.00 Acres

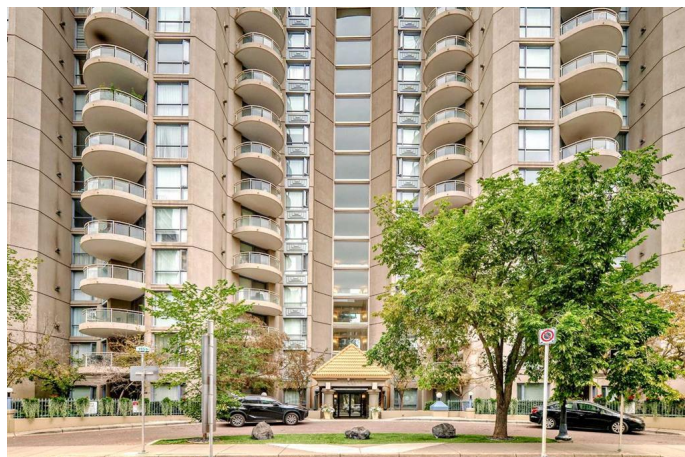
Eau Claire, Calgary, Alberta

Welcome to the Liberte eau claire a great place to call home. This 2 bedroom unit with den has river and city views from the 2 balconies off of the den and living room. The open concept living -dining area has a gas fireplace, balcony and engineered hardwood floors, the kitchen has an island with breakfast bar, stainless steel appliances as well as granite countertops in kitchen and bathrooms. Double french doors lead to the den with a second balcony. Both bedrooms have large windows, with vinyl plank flooring and the master features his and hers walk through closet area, a 4 piece ensuite bathroom as well as laundry area with storage. There is an underground titled parking stall as well as a storage unit on the P 1 level. The Liberte amenities include a large party room with full kitchen, a well equipped gym, bike storage and an outdoor tennis court. Easy walk to the river and princes island park, as well as bike paths, restaurants , transit and shopping.

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257823  |
| Price          | \$429,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,172     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1999              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 801, 804 3 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 0G9              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room  |
| Parking Spaces | 1   |
| Parking        | Alley Access, Heated Garage, Parkade, Titled, Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Storage                       |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Hot Water  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Glass Doors, Living Room   |
| # of Stories      | 14  |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Storage, Tennis Court(s) |
| Lot Description   | Back Lane, Landscaped             |
| Construction      | Concrete                          |

### **Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

Days on Market 1  
Zoning DC (pre 1P2007)

## **Listing Details**

Listing Office MaxWell Capital Realty

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