

206, 804 3 Avenue SW  
Calgary, Alberta

MLS # A2168372



**\$438,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	1.18 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 971
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** Garage Door Opener

Welcome to the Liberte - a prestigious concrete building nestled in the highly sought-after community of West Eau Claire. Just steps away from Prince's Island, the iconic Peace Bridge, and the scenic Bow River, this prime location boasts extensive pathways, a bike path system, and easy access to the 8th Street LRT station. This meticulously cared residence features two Bedrooms, a Den, and two Bathrooms, along with two Balconies (Southeast & Southwest-facing) - perfect for enjoying the sunset. Spanning 1,231 sq. ft., this home is one of the few units provides an exceptional open and spacious floor plan. Upon entering, you will be greeted by an abundance of natural light pouring through the Floor-to-Ceiling windows, complemented by newer laminate flooring that seamlessly connects the living spaces. The Kitchen boasts an island with a Breakfast bar, ample cabinetry, and stainless steel appliances, flowing effortlessly into the Dining and Living areas. You'll love the sun-drenched Living room, featuring a cozy gas fireplace, ideal for relaxing evenings. Step outside to your oversized balconies, perfect for sipping your morning coffee or enjoying cocktails and BBQs in the evening. The Master Bedroom is generously sized, providing a serene retreat with views of the trees, dual closets, and a Four-piece Ensuite Bathroom. A second Bedroom and additional Bathroom provide flexibility for guests, while the inviting Den with double French doors can easily be converted into a third Bedroom to suit your needs. Additional features include In-suite laundry, a Titled underground parking stall, and an assigned storage locker, all of which enhance the value of this exceptional home. The Liberte also offers a gym, a social party room, and an exclusive tennis court for residents. Enjoy the convenience of being within walking distance to AlForno Bakery/Café;

Buchanan's, and the vibrant Kensington community across the 10th Street Bridge, where you'll find an array of shopping and entertainment options. Don't miss the chance to make this urban oasis your home or the perfect place to downsize!