

\$429,900 - 1303, 804 3 Avenue Sw, Calgary

MLS® #A2267556

\$429,900

2 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to an unparalleled urban lifestyle in the heart of the dynamic riverfront community of Eau Claire. Living here means being steps away from Princeâ€™s Island Park, the Bow River Pathway system, trendy cafÃ©s and restaurants, all just a short walk to the business district. Situated in the Liberte building, this sophisticated, beautifully appointed 2 bedroom, 2 bathroom suite has incredible natural light from expansive, floor-to-ceiling windows, and offers captivating cityscape views. The open concept living space has a modern, bright aesthetic and was designed for comfort and effortless entertaining. The spacious living room features a corner gas fireplace and ample room for the most generous seating arrangements. The gourmet kitchen boasts pristine white cabinetry, stainless steel appliances, and a large central island that anchors the room and provides the perfect spot for casual dining and conversations. The adjacent den allows for a great home office space, or alternatively, an additional dining area. The living area is extended by two large balconies, where one can enjoy their morning coffee or evening cocktails while taking in the panoramic views of the downtown skyline. The layout of the home provides separation and privacy between the living areas and the two bedrooms, each designed as a comfortable retreat. The spacious primary suite easily holds a king bed and additional furniture pieces, and has double closets lining the hall



to the ensuite bathroom. The second bedroom is equally well sized, and has a second full bathroom (including laundry closet) located just outside the door. The building offers extensive amenities, including a fitness centre, tennis court, party room, and heated underground parking. This turn key residence is more than just a home, itâ€™s an opportunity for amenity and activity rich living. Walk out your door to the Bow River Pathway for a run or bike ride, stroll across to Prince's Island Park for a festival, or walk just minutes to the fantastic restaurants and shops, and for professionals working downtown, the commute canâ€™t be beat! Book your private showing today.

Built in 1999

Essential Information

MLS® #	A2267556
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,177
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1303, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Racquet Courts, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	15

Exterior

Exterior Features	Balcony
Roof	Metal
Construction	Brick, Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	4
Zoning	DC

Listing Details

Listing Office	Engel & Völkers Calgary
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