1010 804 3 Avenue SW

Calgary | Active | MLS® A2340959

$409,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,168.5 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

WELCOME TO -1010 804 3 AVE SW ..IN THE LIBERTE -..Nestled within Calgary’s vibrant Eau Claire community, this exceptional apartment offers a refined sanctuary amidst urban energy. Occupying a single level within a striking high-rise structure, this conventional condo showcases a generous 1168.5 square feet of thoughtfully designed living space. An open floor-plan welcomes residents with gleaming laminate and tile flooring, accentuated by a French door leading to a balcony-a tranquil retreat with captivating views. Quartz countertops grace the kitchen, complemented by a breakfast bar and ample storage, while the living room exudes warmth with its gas fireplace. Two bedrooms provide comfortable accommodations, one featuring its own ensuite bath complete with a soaking tub, alongside a second three-piece bathroom serving the residence. Laundry convenience is provided with an integrated unit, and partial cooling ensures pleasant temperatures throughout. Residents enjoy access to secured underground parking for one vehicle, along with storage space, while the building’s amenities include elevator access, a well-equipped fitness center, party room, racquet courts, visitor parking, and secure storage. Situated within this desirable location, one finds themselves surrounded by parks, playgrounds, schools, shopping opportunities, walking/bike paths, tennis courts, and more-a truly exceptional blend of luxury and lifestyle.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340959
Bedrooms	2
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,168.5 sq. ft.

Main Level Finished Area:	1,168.5 sq. ft.
Condo Fee:	$1,019.46
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	10
Stories Total:	15
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9911089
Heating:	Baseboard
Foundation:	Poured Concrete
Builder:	BOSA
New Constr.:	No
Construction Material:	Concrete, Stucco
Structure Type:	High Rise (5+ stories)

Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	Partial
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Heated Garage, Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Liberte
Community:	Eau Claire
Amenities:	Elevator(s), Fitness Center, Party Room, Racquet Courts, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Underground Utility Right of Way
Pets Allowed:	Restrictions
Main Floor	Foyer · 8'2" × 4'2" ·
Main Floor	Kitchen · 10'9" × 10'3" ·
Main Floor	Living Room · 18'6" × 14'1" ·
Main Floor	Dining Room · 11'3" × 10'10" ·
Main Floor	Den · 11'11" × 8' ·

Main Floor	Laundry · 5'10" × 5'1" ·
Main Floor	Balcony · 10'10" × 6'5" ·
Main Floor	Balcony · 10'3" × 9'8" ·
Main Floor	Bedroom - Primary · 14'6" × 11'8" ·
Main Floor	Bedroom · 14'10" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, French Door, Open Floorplan, Quartz Counters, Soaking Tub, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Views
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1010-804-3-avenue-sw-calgary-a2340959/

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