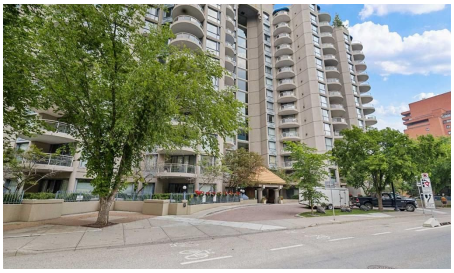
1110 804 3 Avenue SW

Calgary | Active | MLS® A2325203

$427,500









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,179 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Welcome to Liberté, where sophisticated urban living meets one of Calgary's most desirable downtown locations in the heart of Eau Claire. Perfectly positioned on the 11th floor, this meticulously maintained 1,172 sq. ft. residence offers spectacular city views, abundant natural light, and a thoughtfully designed floor plan that blends comfort with functionality.

Featuring two spacious bedrooms, a versatile den ideal for a home office or reading retreat, and two full bathrooms, this move-in ready home has been tastefully updated with newer appliances and showcases pride of ownership throughout. Two private balconies with over 140 sq ft of total space, provide the perfect setting to enjoy your morning coffee or unwind while taking in the vibrant downtown skyline.

The oversized underground parking stall is large enough to accommodate two smaller vehicles, while the secured assigned storage locker offers additional convenience.

Residents of Liberté enjoy exceptional amenities including a fully equipped fitness centre, racquet courts, and a party room complete with a kitchen for entertaining family and friends. Pet lovers will appreciate that furry companions are welcome with board approval.

Step outside your front door and experience the very best of downtown Calgary. Enjoy a short stroll to the Peace Bridge, Bow River Pathway, Prince's Island Park, countless restaurants, cafés, boutique shopping, and vibrant nightlife. Whether you're seeking an active lifestyle, an executive downtown home, or the perfect lock-and-leave property, this exceptional condo offers the best of city living in one of Calgary's most sought-after communities.

Please note that reasonable offers will be respectfully entertained.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325203
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:	1,179 sq. ft.
Condo Fee:	$933.12
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Reserve Fund Contributions, Trash
Front Exposure:	South
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	11
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
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	Yes
Flooring:	Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	See Remarks, Side By Side, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Liberte
Community:	Eau Claire
Amenities:	Elevator(s), Racquet Courts, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions
Main Floor	Living Room · 18'7" × 14' ·
Main Floor	Kitchen · 10'8" × 10'6" ·
Main Floor	Dining Room · 11'2" × 8'10" ·
Main Floor	Den · 12'4" × 7'11" ·
Main Floor	Laundry · 5'11" × 5'1" ·
Main Floor	Foyer · 8'1" × 4'2" ·
Main Floor	Walk-In Closet · 4'2" × 4'2" ·

Main Floor	Bedroom - Primary · 20'2" × 12'5" ·
Main Floor	Bedroom · 14' × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, Elevator, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jul 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1110-804-3-avenue-sw-calgary-a2325203/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.