309 804 3 Avenue SW

Calgary | Active | MLS® A2356720

$199,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**954.69 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Discover a vibrant urban retreat within Calgary’s desirable Eau Claire community, this spacious apartment offers a remarkable blend of comfort and convenience. Situated within a high-rise structure featuring single level units, this conventional condo provides an open floorplan designed to maximize light and flow. Two bedrooms provide ample room for relaxation and privacy, complemented by two full bathrooms. Residents enjoy access to a wealth of amenities within the building, including a fitness center, party room, playground, racquet courts, recreation room, and visitor parking. Beyond the building’s walls, Eau Claire provides an exceptional lifestyle, boasting tennis courts for recreational enjoyment, Prince’s Island Park for outdoor pursuits, and convenient walking distance to grocery stores, cafes, restaurants, and other essential services. Located within the free C-train zone, commuting throughout Calgary is effortless, while nearby schools, shopping and parks add further appeal. With one titled stall parking included, this apartment represents a compelling opportunity for those seeking a stylish, connected, and amenity-rich urban living experience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356720
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:	954.69 sq. ft.
Main Level Finished Area:	954.69 sq. ft.

Condo Fee:	$823.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	Southeast
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	3
Stories Total:	15
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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, Electric, Natural Gas
Basement:	None
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Metal
Ensuite:	Yes

Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Electric
Garage:	No
Parking:	Stall, Titled
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, Playground, Racquet Courts, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Cooktop, Freezer, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11' × 7'11" ·
Main Floor	Dining Room · 18'11" × 12'4" ·
Main Floor	Living Room · 18'10" × 14'5" ·
Main Floor	Bedroom - Primary · 16'8" × 13'10" ·
Main Floor	Bedroom · 10'5" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)

Interior Features:	Closet Organizers, Open Floorplan, Stone Counters
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:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/309-804-3-avenue-sw-calgary-a2356720/

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