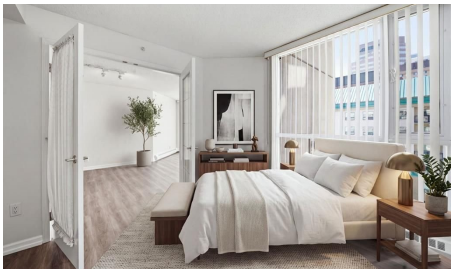
804 804 3 Avenue SW

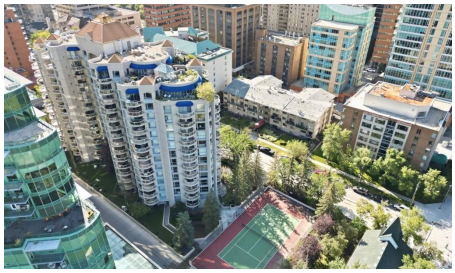
Calgary | Active | MLS® A2335970

$407,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,080.47 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Liberte Is a distinguished and well recognized landmark in the heart of Eau Claire, where sophisticated downtown living meets one of Calgary’s most desirable riverside communities. This beautifully refreshed 2-bedroom, 2-bathroom residence features fresh paint, Nice flooring throughout, and an impressive open concept living space filled with natural light ,from floor to ceiling windows. The inviting living room is anchored by a cozy fireplace, creating the perfect setting for relaxing or entertaining. The spacious primary bedroom offers two large sliding door closets and a private ensuite, while the second bedroom with elegant French doors provides wonderful flexibility as a bedroom, home office or den. Enjoy the convenience of in-suite stacked laundry, generous interior storage, an additional assigned storage locker on P1 (#3), and one titled underground parking stall. Bike storage is also available with registration. Liberte offers an exceptional collection of amenities, including a fitness room, party room with kitchen accommodating up to 60 guests, racquet courts, tennis and basketball courts, plus an on site property manager Monday to Friday from 9 AM to 12 PM. Step outside and experience the very best of Eau Claire living, morning coffee at Hutch Cafe, treats from Alforno Bakery & Cafe, peaceful walks along the Bow River pathways, Prince's Island and effortless access to downtown. An exceptional opportunity for professionals, downsizers, or anyone seeking an elevated, walkable lifestyle in an unbeatable location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335970
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:	1,080.47 sq. ft.
Condo Fee:	$935.67
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	8
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, Other
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel

Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	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:	Bicycle Storage, Elevator(s), Fitness Center, Park, Parking, Party Room, Racquet Courts, Secured Parking, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Tv wall Mount
Restrictions:	Board Approval, Condo/Strata Approval, Pet Restrictions or Board approval Required, Pets Allowed, See Remarks
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 11'9" × 10'6" ·
Main Floor	Dining Room · 14'2" × 13'10" ·
Main Floor	Foyer · 7'5" × 4'7" ·
Main Floor	Hall · 3'10" × 3'10" ·
Main Floor	Kitchen · 12'2" × 9'1" ·

Main Floor	Living Room · 18'9" × 14'6" ·
Main Floor	Bedroom - Primary · 22'6" × 13'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/804-804-3-avenue-sw-calgary-a2335970/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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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.