

804 3 Avenue SW # 1408 Calgary, AB T2P 0G9

**Residential
Incomplete
Banner:**

A2097803

DOM: 0 **LP:** \$443,000.00
CDOM: **OP:**

Elevate Your Lifestyle: Exclusive Sub-Penthouse with Breathtaking River Views in Eau Claire!



Class: Apartment	City: Calgary
County: Calgary	Subdivision: Eau Claire
Type: High Rise (5+ stories)	Ttl Beds: 2
Levels: Single Level Unit	F/H Bth: 2/0
Year Built: 1999	RMS SQFT: 1,174.00
LINC#: 0027911189	LP/SF: \$377.34
Arch Style: High-Rise (5+)	Suite: No
Possession: Immediate, Negotiable	Lot Size: SqFt
Lot Dim:	Lot:
Legal Desc: 9911089;131	Condo: Yes
Legal Pln: 9911089 Blk:	
Zoning: DC (pre 1P2007)	Tax Amt/Yr: \$2,756.00/2023
Title to Lnd: Fee Simple	Loc Imp Amt:
Disclosures: No Disclosure	Front Exp: S
Restrict: Utility Right Of Way	

Recent Change: **12/15/2023 : UP : \$439,000->\$443,000**

Public Remarks: In the heart of Calgary's vibrant Eau Claire district, a rare opportunity beckons – a sub-penthouse condo that redefines luxury and comfort. This is more than a home; it's a lifestyle. Discover nearly 1200 square feet of modern elegance, with two serene bedrooms, two baths, and an office space that opens onto a breathtaking second balcony. Newly renovated, with lofty nine-foot ceilings and air-conditioning, every detail embodies sophistication. Step onto Italian porcelain tiles and savor culinary creations in a kitchen equipped with a Bosch induction range and a Fisher & Paykel fridge. The reverse osmosis water system and peninsula breakfast bar island invite you to indulge in pure luxury. Entertain guests on your expansive covered balcony or cozy up by the gas fireplace. Retreat to a master suite with his and hers closets leading to a private ensuite, a sanctuary crafted just for you. Convenience meets style with in-suite laundry, secure underground parking, and a storage locker. Exclusive building amenities include a state-of-the-art gym, owners lounge, party room, and private tennis courts. Step outside and immerse yourself in Calgary's beauty. Walk or bike downtown, explore river pathways, the iconic Peace Bridge, and the tapestry of shops, cafes, and restaurants that make Eau Claire the city's gem. Imagine life here, where every day is a panoramic adventure, where luxury meets convenience. Inquire today and take the first step towards calling this sub-penthouse condo your new home. Calgary's real estate market is booming. Demand is high, inventory is low. Don't miss out – your dream home awaits.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Total AG: 109.07	Mtr2	1,174.00	SqFt
Baths:	0	1	0	0	0	Bed Abv: 2				
EnSt Bth:	0	0	1	0	0	Rms Abv: 6				

Property Information

Basement:		Lndry Feat:	In Unit
Heating:	Baseboard, Hot Water, Natural Gas	Cooling:	Central Air
Construction:	Concrete	Fireplaces:	1/Gas, Living Room, Mantle, Tile
Foundation:	Poured Concrete	Flooring:	Hardwood, See Remarks, Tile
Exterior Feat:	Tennis Court(s)	Fencing:	
Roof Type:	Tar/Gravel	Balcony:	Balcony(s), See Remarks
Reports:	RMS Supplements		
Parking:	Heated Garage, Parkade, Stall, Underground Total: 1		
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, French Door, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage		
Comm Feature:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)		
Goods Include:	N/A		
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		


Condo Information

Condo Name:	Liberte	Condo Fee:	\$933.12/Monthly
Condo Type:	Conventional	HOA:	
Mgmt Co/Ph:	Associa/587-393-2243	Floor #:	14
Prk Plan Type:	Titled	# Elevators:	2
Legal Desc:	9911089/9911089;131	Total Floors:	15
Legal Park:	9911089/181	Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	N, W
# of Units:		Unit Factor:	72
Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water	Prk Unit Factor:	1
Reg Size Incl:	Interior Above Grade	Floor Location:	Other
Assoc Amen:	Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities, Secured Parking, Storage		
Pets Allowed:	Restrictions, Yes		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	10`5" x 10`2"	Kitchen	Main	10`8" x 10`3"
Living/Dining Combo	Main	23`0" x 18`6"	Office	Main	7`9" x 12`0"
Laundry	Main	4`10" x 5`10"	Balcony	Main	10`7" x 8`11"
Balcony	Main	10`8" x 6`6"	Primary Bed	Main	20`0" x 11`5"
Bedrm	Main	14`0" x 11`4"	3pc Bathroom	Main	6`7" x 6`11"
4pc Ensuite bath	Main	14`0" x 11`4"			

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#)  team@mikeaboudaher.com **Phone:** [403-809-9386](tel:403-809-9386)
List Firm: [REAL BROKER](#) **Phone:** [855-623-6900](tel:855-623-6900)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7 **Firm Fax:**
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386 **List Date:** 12/17/2023
Comm: 3.5% on the first 100k, 1.5% on the balance **Expiry Dt:** 04/14/2024
LB Type/Info: SentiLock/Enter *1538 to enter the building, go down to P1. My lockbox is With Dt:
serial number 1162650. Holds key to unit and fob. Tennis courts are located outside at the back of the building, Gym and social room on the main floor.
Owner Name: Private **Ownership:** Private
Occupancy: Vacant **Exclusion:** No **SRR:** No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

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