

\$429,900 - 1204, 804 3 Avenue Sw, Calgary

MLS® #A1144981

\$429,900

2 Bedroom, 2.00 Bathroom, 1,070 sqft
Residential on 0 Acres

Eau Claire, Calgary, Alberta

Urban Living at its BEST! Newly Renovated 2 Bedroom, 2 Bath 1070 sq. ft. Apartment in prestige Eau Claire! | Extensive Laminated and Ceramic Tile Flooring throughout | Granite Counters in Kitchen & Bathrooms | Big Windows with Sunny South Exposure Invite Tons of Natural Lighting | South-Facing Private Balcony with Beautiful Views of the City and Bow River | Titled Indoor Heated Parking Stall & Storage Locker | Walking Distance to Bow River Pathway, Prince's Island Park, Trendy Kensington Shopping | ** Check Out Virtual 3D Tour **|

You will LOVE this incredible 2 bedroom condo apartment feature an Inviting Entrance with 2 closets, a Spacious Open Floorplan with a Formal Dining Room, and a Sunny Living Room with a cozy gas fireplace, floor-to-ceiling windows & access to the private balcony. Enjoy morning coffees on the sunny balcony with the beautiful views of the city and Bow River. Gourmet Kitchen features granite counters, S/S appliances & plenty of cabinets for storage. Beautiful Master Bedroom with His & Her closets and 4 pc Ensuite Bath, Good sized second bedroom, a Full Bath with a Laundry. This move-in ready home also offers one titled indoor heated parking stall and an assigned locker. Wonderful Amenities include a Large Entertainment Room, Gym, Tennis Court & Underground visitor parking. Great Location: Close to YMCA, C-Train, Transit & Shopping. Don't miss this Beauty! Won't Last!



Built in 1999

Essential Information

MLS® #	A1144981
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	1204, 804 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0G9

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Stall, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Wall Unit(s)
Basement	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	15

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete, Stucco

Additional Information

Date Listed	September 8th, 2021
Days on Market	41
Zoning	DC (pre 1P2007)
Condo Fee	\$758

Listing Details

Listing Office	Courtesy Of RE/MAX REAL ESTATE (MOUNTAIN VIEW)
----------------	--

MLS listings provided by Pillar 9™. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.