

1307, 804 3 Avenue SW
Calgary, Alberta

MLS # A2167086



\$455,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 1,083 sq.ft. | Age: | 1999 (25 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 856 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Bookcases, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, Storage, Walk-In Closet(s) | | |

Inclusions: Television and Bracket in Master Bedroom, wardrobe bed in bedroom

Experience luxury living at its finest in this elegant 2-bedroom, 2-bathroom condo located on the 13th floor of a prestigious building in downtown Calgary. Boasting 1,083 square feet of thoughtfully designed space, this high-floor unit offers panoramic views of the Bow River from both the spacious living room and a private balcony, perfect for relaxation and entertaining. This prime location is just a minute's walk to the iconic Peace Bridge, providing easy access to the heart of the city while enjoying the tranquility of the riverside. Residents can indulge in a range of amenities, including a state-of-the-art gym and a tennis court, catering to a luxury lifestyle. The building is managed by one of Calgary's leading management companies, ensuring exceptional service and peace of mind. Surrounded by high-net-worth residents, this condo offers a sophisticated and refined living experience in one of the city's most sought-after neighbourhoods. Don't miss this rare opportunity to own a piece of luxury in downtown Calgary. Contact us today to schedule a private viewing!