

**1405, 804 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2305669**



**\$459,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** Membrane

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Built-in Features, Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 985

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Experience elevated urban living in this spacious 1,220 sq. ft. apartment perched on the 14th floor, offering west facing views and abundant natural light through impressive 10-foot ceilings. This thoughtfully designed 2-bedroom layout features a generous primary suite complete with a 4-piece ensuite and private balcony, along with a versatile den—perfect for a home office or creative space. The bright, spacious living room is anchored by a cozy fireplace and opens onto one of two private patios; ideal for relaxing or entertaining. This second patio extends your outdoor living options even further. Residents enjoy access to exceptional amenities including a well-appointed fitness center, stylish event room, and a tennis court. Located in a vibrant downtown community of Eau Claire, you’re just steps from scenic Bow River, bike/ walking paths, trendy restaurants, and all the energy of city living. A perfect blend of comfort, style, and convenience—this is urban living at its finest.