



\$ 409,900.00

## 1204 804 3 AVENUE SW CALGARY

<https://paulbrinton.com>

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...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment

**MLS ® #:** A1144981

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1999

**Parking:** Assigned, Heated Garage, Stall, Underground

**Post Updated:** 2021-10-21 11:28:43

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 09/11/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Flooring:** Ceramic Tile,Laminate

**Fireplace Features:** Gas,Living Room,Mantle

**Exterior Features:** None

**Cooling:** Wall Unit(s)

**Interior Features:** Granite Counters,Kitchen Island,Open Floorplan

**Heating Type:** Hot Water,Natural Gas

**Fireplace:** 1

**Association Amenities:** Elevator(s),Fitness Center,Party Room,Storage,Visitor Parking

**Community Features:** Clubhouse,Other,Park,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** A/C, Hoodfan

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Basement:** None

**Laundry features:** In Unit

**Levels:** Single Level Unit

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



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 1204

**Suite:** No

**Living Area SF:** 1070.00

**Structure Type:** High Rise (5+ stories)

**List Price Square Foot:** \$ 401.78

**Photo Count:** 36

**Unit Exposure:** S

**Construction Materials:** Concrete,Stucco

**Appliances:** Dishwasher,Electric  
Stove,Refrigerator,Window Coverings

**Subdivision Name:** Eau Claire

**Restrictions:** Pet Restrictions or Board  
approval Required

