

# \$539,000 - 303, 804 3 Avenue Sw, Calgary

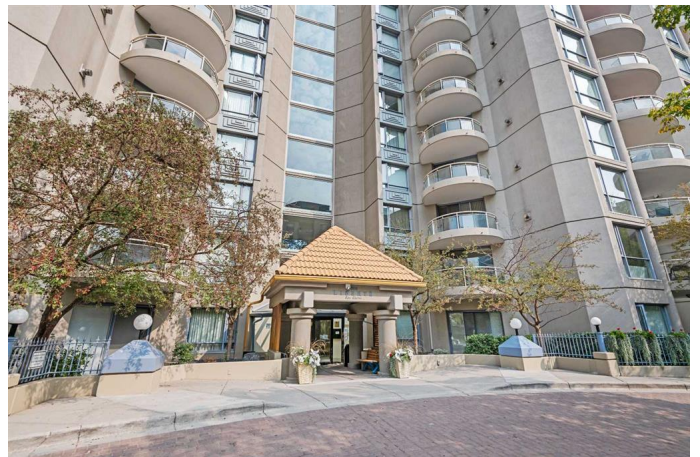
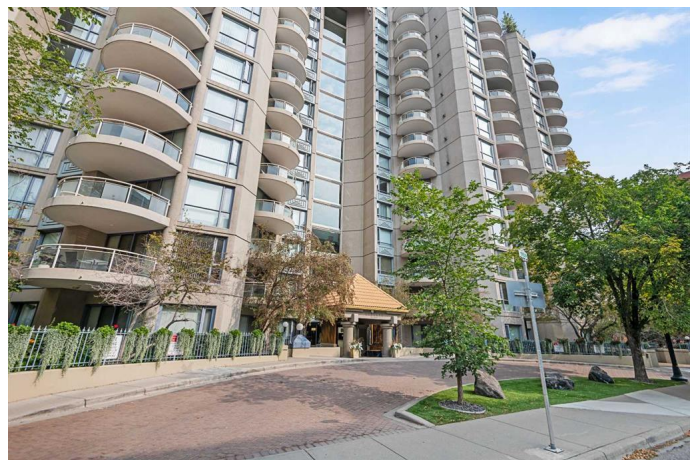
MLS® #A2253875

**\$539,000**

2 Bedroom, 2.00 Bathroom, 1,221 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Step into architect-designed sophistication in the heart of Eau Claire. This 2-bedroom, 2-bath condo offers 1,221 sq. ft. of thoughtfully renovated living space with great views. The kitchen is a showpiece—high-gloss cabinetry with soft close doors, Caesarstone countertops, a hidden pantry, and state-of-the-art Miele appliances. Custom touches include a waterfall feature wall, studio bar with fridge, and Brazilian walnut trim. Bathrooms feature custom vanities, upgraded plumbing, and spa-inspired finishes. Quiet, durable vinyl flooring with cushioned underlay enhances warmth and noise reduction. This rare corner unit is designed for both comfort and character, boasting two private balconies that extend from each side of the living area—perfect for capturing natural light and enjoying fresh air from multiple perspectives. At the heart of the space, a cozy gas-burning fireplace anchors the open-concept layout, creating a warm and inviting atmosphere ideal for both relaxing evenings and entertaining guests. Includes titled underground parking and a storage unit plus 16 assigned parking stalls for visitors. The city assessment for units in this building range from the high \$300,000s to mid \$400,000's, other than larger penthouse units. Because of the vast improvements and thoughtful value added to this space, this unit was assessed at over \$541,000. Building amenities: tennis courts, fitness center, two fast elevators and an on-site concierge who is available



Monday-Friday from 8am to 4pm. Walking distance to the Peace Bridge, Prince's Island Park, across the street from the popular Alfnos and Buchanans and downtown conveniencesâ€”this is luxury living redefined.

Built in 1999

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253875          |
| Price          | \$539,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,221             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303, 804 3 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 0G9              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Racquet Courts, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Garage Door Opener, Guest, Heated Garage, Titled, Underground, Secured   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Built-in Features, Chandelier, Low Flow Plumbing Fixtures, No |
|-------------------|--|

|                 |  |
|-----------------|--|
|                 | Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters  |
| Appliances      | Bar Fridge, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Range Hood, Washer/Dryer Stacked, Convection Oven, Induction Cooktop |
| Heating         | Baseboard, Hot Water, None   |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room   |
| # of Stories    | 15   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, Storage, Tennis Court(s) |
| Roof              | Tar/Gravel                        |
| Construction      | Concrete, Stucco                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | DC (pre 1P2007)      |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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