

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

MLS® #A2253875

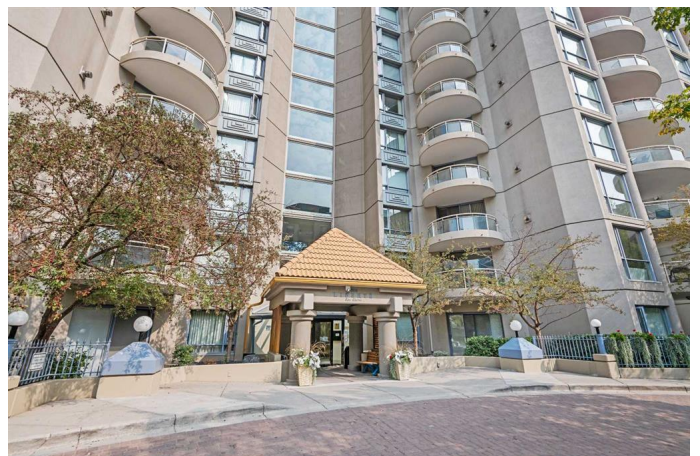
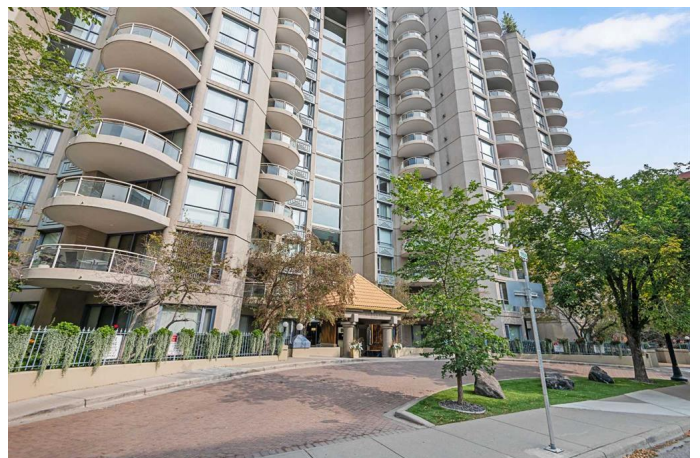
\$539,000

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 Alfnors 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	5
Zoning	DC (pre 1P2007)

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.