

304, 701 3 Avenue SW  
Calgary, Alberta

MLS # A2214948



# \$598,800

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, In Floor, Fireplace(s), Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Membrane

**Basement:** -

**Exterior:** Brick, Concrete, Stone

**Foundation:** Poured Concrete

**Features:** Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Steam Room, Track Lighting, Walk-In Closet(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,595

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** TWO SETS OF KEYS AND FOBS

**\*\* PLEASE NOTE THAT AT THE BUYERS REQUEST THE SELLER WILL REMOVE ONE OR BOTH BOOKCASES IN THE BEDROOMS. THE CARPET WILL BE REPLACED AND THE WALLS WILL BE REPAIRED AND PAINTED BY A PROFESSIONAL CONTRACTOR. \*\*** Please check out the video for a tour\*\* THIS LUXURIOUS 1339 SQ. FT. CONDO located in the Churchill Estates is one of Calgary's most exclusive premier condos located in the heart of the west downtown district of Eau Claire! Only 40 luxury-class residences in this CONCRETE building finished in timeless brick and sandstone. Incredibly quiet location mere minutes to the Bow River and one of Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! An EXCEPTIONAL CORNER UNIT featuring two bedrooms and two full bathrooms. This quiet air-conditioned condo has been freshly painted from top to bottom, including the ceilings. A fabulous open design plan with an elegant peninsula gas fireplace that is enjoyed in all the principal rooms. High coffered ceilings, and floor to ceiling windows in the living/media room, flex area and dining room. A chef's dream kitchen featuring granite counters, gas stove and an abundance of full height maple cabinets and deep storage drawers. A massive 8'x5' granite island with eating bar and adjoining 34'x4' butcher block food prep area. Stainless steel appliances include French door fridge, microwave hood fan, gas stove with convection oven and dishwasher. Balcony door from the dining room opens to the large wrap around west/north balcony with gas outlet, making this a perfect extension when entertaining. Large primary bedroom featuring a maple wall unit, walk-in closet, and luxurious five-piece ensuite bathroom with oversize shower. Spacious second bedroom

with full wall maple open shelving. Three-piece main bathroom with oversize walk-in shower. In-suite laundry includes stacking washer and dryer. Gleaming hardwood floors, 18" tile and taupe tone carpet. Multi-room Dolby sound with built-in ceiling speakers. Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. Situated just steps from some of Calgary's finest restaurants, including Buchanan's Chop House and Alforno Bakery and Cafe. Only 2 blocks from the Plus 15 network. Elegant stately secure lobby and wonderful weekday concierge. Titled parking stalls #91 & 92, storage locker #155, bike storage and car wash facilities. Condo fee incl. all utilities. A well-managed pet friendly building. Titled underground heated parkade. Carwash Bays, Driveway ramp is heated. Visitor parking is located off the alley behind the building. This condo with two titled parking stalls and titled storage locker has an assessed value of \$664,500.00 for 2025 as per the City of Calgary. An exceptional opportunity to live in this spacious condo so close to the Bow River Pathway system!