

**103, 733 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2316439**



**\$449,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,152
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Searching for the inner city social lifestyle, access to nature’s beauty, and not another apartment that cramps your style? Look no further. This premium townhome has exceptional finishes and is highlighted by its prime location in coveted Eau Claire. You’re busy professionals who enjoy a home that brings you comfort but also personifies your sophisticated nature with a playful twist. This OPEN CONCEPT 2-storey layout speaks to you, from the HIGH-END SUBZERO FRIDGE and BOSCH GAS STOVE, 5 pc ensuite with DUAL VANITIES, to the CLOSET BUILT-INS, to the tons of space at over 1,350 sq ft. The CENTRAL A/C is ready for you to lounge in ultimate comfort this summer. That’s just inside! Get instant access to the lifestyle you’ve been waiting for by exiting the WALK-OUT BALCONY and taking a stroll to Calgary’s iconic PEACE BRIDGE just steps away. Even with your active lifestyle, you get to take in the beauty jogging/biking on the BOW RIVER PATHWAYS literally right in your backyard! Feeling more of a social vibe? Grab a quick coffee just around the corner at Alforno Bakery and Cafe, and walk 5 blocks to the new EAU CLAIRE PLAZA to meet with your friends: the Beach, Climbing Wall Playground, and Lighted Mist Water Feature are the perfect backdrop for a chill conversation or the perfect spot for people watching. Don’t let the perfect combination of work vs. play vs. nature, coupled with a rare townhome that truly elevates your lifestyle & without compromise. Come see it today!