

# \$618,800 - 304, 701 3 Avenue Sw, Calgary

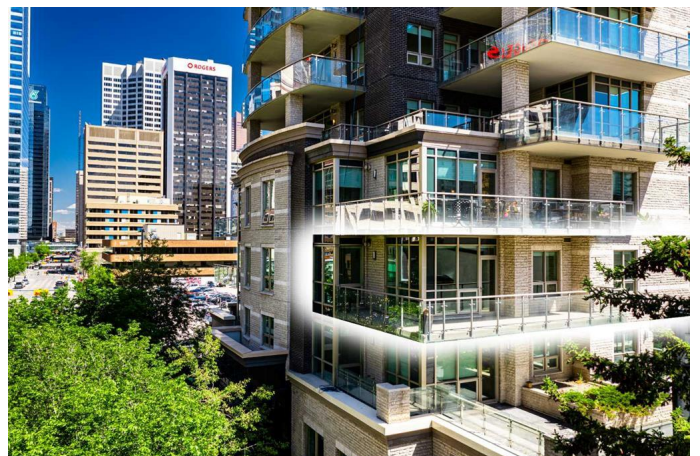
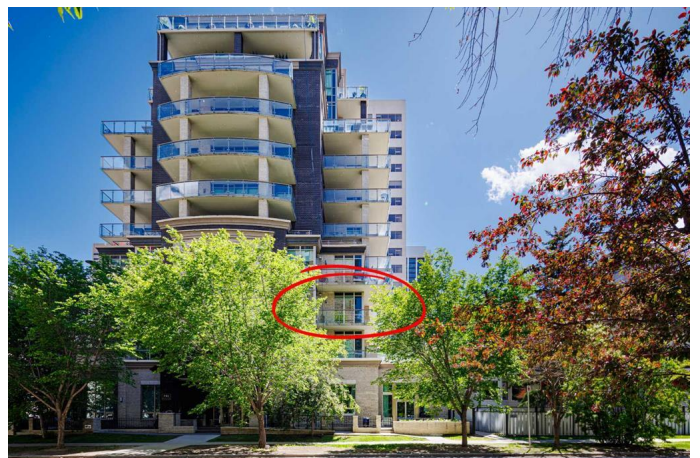
MLS® #A2189997

**\$618,800**

2 Bedroom, 2.00 Bathroom, 1,339 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

OPEN HOUSE MARCH 22nd 2:00 p.m. to 4:30 p.m. **\*\*PLEASE VIEW THE DRONE VIDEO\*\*** This is an **EXCEPTIONAL** opportunity to live in **CHURCHILL ESTATES!** This is one of Calgary's most luxurious and exclusive premier condos located in the heart of the west downtown district of Eau Claire! Only 40 luxury-class residences in this stunning concrete building finished in timeless brick and sandstone. An 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! 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. Nearby Alforno Bakery and Café, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. Welcoming stately lobby, concierge and two fast elevators. An incredibly spacious condo with two bedrooms and two full bathrooms. This quiet, air-conditioned suite has been painted, top to bottom including trim and ceilings. A fabulous open design with 1339 SQ. FT. An elegant peninsula gas fireplace that is enjoyed in all the principal rooms. High coffered ceilings, and floor to ceiling windows in the living 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 8â€™ granite island with eating bar and adjoining 34â€™ butcher block food prep area. Stainless steel appliances include French door fridge, microwave hood fan, gas stove with convection oven and dishwasher. The balcony door 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 luxurious soaker tub and oversize steam 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, 18â€™ tile and taupe tone carpet. Multi-room Dolby sound with built-in ceiling speakers. Titled underground parking stall #91. Titled storage locker, extra bike storage, car wash facilities, weekday concierge services. Condo fee includes all utilities. A well-managed pet friendly building. \*\* Titled parking stall #92 is available for purchase if required\*\*

Built in 2007

### Essential Information

MLS® #	A2189997
Price	\$618,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,339
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	304, 701 3 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

## Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking, Bicycle Storage, Car Wash, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground, Secured
# of Garages	1

## Interior

Interior 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, Track Lighting, Walk-In Closet(s), Wired for Sound, Steam Room
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	In Floor, Fireplace(s), Natural Gas, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Three-Sided
# of Stories	11

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Brick, Concrete, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	January 24th, 2025
Days on Market	72
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office

RE/MAX First

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