

803, 701 3 Avenue SW
Calgary, Alberta

MLS # A2273079



\$598,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,349 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Owned, Parkade, Secured, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Other, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,620
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Churchill Estates - a timeless brick and sandstone building home to just 40 luxury-class residences, conveniently located in the highly sought-after Eau Claire area of Downtown Calgary. Situated just steps from some of the city's finest restaurants, a short stroll to the Bow River, pathways, Prince's Island park, downtown core, and surrounded by upscale amenities to suit all lifestyles; this incredible location is sure to impress. This prime, WEST facing suite with massive wrap-around balcony offers nearly 1350 SF, 9' ceilings, a desirable 2 primary bedroom floor plan (both with ensuites and walk in closets), home office with custom built-ins and TWO titled parking stalls. You'll fall in love with the luxury features throughout - a contemporary chef's kitchen complete with high-end appliances including gas range, granite counters, large central island with breakfast ledge & plenty of built-in storage including pantry. The kitchen overlooks the spacious dining room and living room, with cozy double sided gas fireplace separating the rooms, and floor to ceiling windows and patio door to the huge west facing balcony with gas bbq line. Enter the primary retreat that easily accommodates king-sized furniture, to find a breathtaking spa-like ensuite with heated floors, large steam shower, relaxing soaker tub, dual sinks and spacious walk-in closet. The secondary bedroom at the opposite end of the suite is a haven thanks to a 3 pc ensuite with it's own walk in closet. Enjoy the comfort of central A/C and dual zone climate control, bamboo flooring & tile in the main living areas, solid core doors throughout, 2 pc powder room off the entrance, laundry room, extra titled storage locker and 2 spacious side by side titled parking stalls. This sophisticated, secure and well-managed and impeccably maintained building is pet friendly, and offers a car wash bay,

secure bike storage, visitor parking and of course, a friendly greeting from the on-site concierge. The solid concrete construction adds to the building's quiet atmosphere. Condo fees include all utilities INCLUDING unit electricity. Perfect for the discerning buyer that wants luxury living and an option for a true lock and go lifestyle. Be sure to check out the multi-media tour, and book your viewing today!