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305, 600 Princeton Way SW Calgary, Alberta

MLS # A2210464



\$2,295,000

Division: Eau Claire Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 2,882 sq.ft. Age: 2007 (18 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Secured, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Boiler, Fan Coil Floors: Sewer: Hardwood, Tile Roof: Condo Fee: \$ 1.863 Membrane, Metal, Mixed **Basement:** LLD: Exterior: Zoning: Brick, Concrete, ICFs (Insulated Concrete Forms), Stone DC (pre 1P2007) Foundation: **Utilities:**

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)

Inclusions: None

Princeton Grande in Eau Claire offers one of the premiere executive addresses in Calgary. With first class concierge service, private elevators, amazing amenities, two guest suites and a location that overlooks the river pathways and Prince's Island Park, this is the pinnacle of luxury urban living. The impressive design and subtle luxury are evident and amplified by the recent modernization and design updates that have only been lightly enjoyed since being completed a few years back. The appointments include high quality finishings, extensive custom built-ins, and modernized paint, flooring and décor throughout. Enjoy the urban park setting from your massive covered balcony facing the river or take in the city skyline form your other covered balcony on the opposite side of the suite. You get the best of both worlds with a floorplan that is ideal for entertaining yet cozy enough for those quiet family times. There is a formal living area surrounded by windows overlooking the park and a gas fireplace for ambiance. The formal dining area will easily accommodate a table for 10-12 and also takes in the park views. The gourmet kitchen is spacious and offset from the living area for

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room, temperature controlled wine storage lockers and tasting room, a social room with full kitchen/TV/terrace, two exercise rooms, a yoga room, steam room all with showers and change rooms, underground car wash bay and separate freight elevator for move in/move out. The location is extraordinary and the residence is outstanding. Come and see for yourself today!
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