



837 2 Avenue Calgary Alberta

\$595,000

Welcome to one of Calgary's finest premier buildings - the luxurious "Point on the Bow" in west Eau Claire! Immaculate perfection with this bright south facing upgraded condominium with entertaining open floor plan and large south floor-to-ceiling windows providing plenty of natural light. This meticulously well-maintained home was just freshly painted throughout and upgraded with granite counter tops and gorgeous hardwood floors. Beautiful open kitchen with large granite eat-in Island, stainless steel appliance package, large pantry and plenty of cupboard space. Spacious living and dining areas with gas fireplace and access to large covered balcony with nice views of the Bow River Ravine. Primary bedroom is very spacious with 2nd gas fireplace, access to large balcony, city views, 4 pce ensuite bathroom with jetted soaker tub, shower stall and walk-in closet. 2nd/guest bedroom is a good size with built-in speakers and 2 closets. 3 pce main bathroom with large shower stall is conveniently located next to guest bedroom. Comes with separate laundry room, washer/dryer stack, large tile entrance to greet your guests, large underground titled parking stall and secure over-sized titled storage locker-room that's super handy in front of the parking stall with a choice convenient location close to the elevator! Registered Size 1292 sf. The Point on the Bow is a luxury low-density building with only 38 suites, incredible Tropical Atrium Lobby, first-class amenities, full-time concierge service and efficient experienced onsite building manager. The location is extraordinary situated across from Peace Park on quiet no-thru traffic cul-de-sac in West Eau Claire! Outstanding amenities include indoor pool, hot tub, fully equipped fitness room, large social lounge with full kitchen, outdoor garden terrace with gas barbecue, main floor library with billiard table & wet bar, und...

Living room 16.25 Ft x 13.42 Ft
 Dining room 12.92 Ft x 10.92 Ft
 Kitchen 14.00 Ft x 8.92 Ft
 Primary Bedroom 21.00 Ft x 17.25 Ft

Bedroom 13.00 Ft x 11.67 Ft
 Laundry room 6.00 Ft x 5.00 Ft
 4pc Bathroom 9.58 Ft x 8.33 Ft
 3pc Bathroom 7.50 Ft x 4.25 Ft

Listing Presented By:



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