



701 3 Avenue Calgary Alberta

\$728,800

OPEN HOUSE JUNE 29TH 1:00-3:30 P.M. An EXCEPTIONAL opportunity to live in CHURCHILL ESTATES! Please view the drone video. 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 Cafe, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. Welcoming stately lobby, concierge and two fast elevators. 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 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 8'5" granite island with eating bar and adjoining 34" 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. Spac...

Living room 18.17 Ft x 10.33 Ft

Other 11.92 Ft x 10.42 Ft

Kitchen 11.25 Ft x 9.50 Ft

Dining room 12.50 Ft x 9.75 Ft

Primary Bedroom 13.58 Ft x 12.17 Ft

Bedroom 12.17 Ft x 10.33 Ft

Other 7.25 Ft x 7.00 Ft

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX First

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**RE/MAX REAL ESTATE
(CENTRAL)**

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