



## 701 3 Avenue Calgary Alberta

\$550,000

Welcome to Churchill Estates, a prestigious condo in the heart of Eau Claire. This 2-bedroom, 2-bathroom unit offers 925 sq. ft. of thoughtfully designed living space, combining style and practicality. The interior features new hardwood floors, tile in key areas, and an updated primary bathroom with in-floor radiant heating and a frameless glass steam shower. The kitchen boasts soft-close cabinetry, honed slate countertops, and top-tier KitchenAid stainless steel appliances, including a gas range and microwave hood fan. The open-concept living and dining area centers around a sleek gas fireplace and opens onto an expansive 24'5" x 17'5" balcony (429 sq. ft.), perfect for entertaining or relaxing outdoors. The primary bedroom features a walk-through closet leading to a 5-piece ensuite. The second bedroom, with access to the additional 3-piece bathroom, is perfect for guests or a home office. Additional conveniences include a built-in vacuum system, advanced security wiring, and two titled underground parking stalls in a heated garage. Churchill Estates provides concierge service Monday to Friday, 8 a.m. to 3:30 p.m., and visitor parking at the back of the building. The beautifully designed lobby features elegant wood bookshelves, adding warmth and sophistication to your arrival. Located steps from Calgary's Plus 15 network, shops, and restaurants, this unit delivers a premier urban living experience. Schedule your private showing today! (id:6769)

Other 4.83 Ft x 6.08 Ft

Other 3.50 Ft x 6.17 Ft

3pc Bathroom 5.92 Ft x 8.92 Ft

Laundry room 3.17 Ft x 2.58 Ft

Bedroom 10.25 Ft x 10.25 Ft

Kitchen 13.00 Ft x 12.33 Ft

Dining room 8.42 Ft x 12.83 Ft

Living room 13.58 Ft x 12.08 Ft

Primary Bedroom 11.33 Ft x 11.75 Ft

5pc Bathroom 7.50 Ft x 8.75 Ft

Other 7.58 Ft x 3.67 Ft

Other 24.42 Ft x 17.42 Ft

Listing Presented By:



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<https://www.michaelnewton.ca/>

**RE/MAX**

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

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