



701 3 Avenue Calgary Alberta

\$608,800

****Please check out the video for a tour**** Churchill Estates is one of Calgary's most luxurious, exclusive premier condos located in the heart of the west downtown district of Eau Claire! Only 40 luxury-class residences in this concrete building finished in timeless brick and sandstone. 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! An exceptional corner unit featuring 1339 square feet with two bedrooms and two full bathrooms. This quiet air-conditioned condo has been freshly painted from top to bottom, including the ceilings. A fabulous open design plan 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/media 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. Balcony door from the dining room 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 oversize shower. Spacious second bedroom with full wall maple open shelving. Three-piece main bathroom with oversize walk-in shower. In-suite laundry includes stacking washer and dryer. Gleaming hardwood floors, 18" tile and taupe tone carpet. Multi-room Dolby sound with built-in ceiling speakers. Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. S...

Living room 18.17 M x 10.33 M

Other 11.92 M x 10.42 M

Kitchen 11.25 M x 9.50 M

Dining room 12.50 M x 9.75 M

Primary Bedroom 13.58 M x 12.17 M

Bedroom 12.17 M x 10.33 M

Other 7.25 M x 7.00 M

3pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Listing Presented By:



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