



# 837 2 Avenue Calgary Alberta

\$1,095,000

Rare opportunity not-to-miss in one of Calgary's most exclusive condo projects...here in the iconic POINT ON THE BOW nestled on the banks of the Bow River Pathway System in Eau Claire. Showcased by an expanse of windows to take in the incredible city & river views, this luxurious 7th floor home enjoys 2 bedrooms + den, 3 fireplaces & 2 balconies, 2 full baths, 2 titled parking stalls & first-class amenities including indoor pool, gym & 24 hour onsite concierge. Embrace the inviting & elegant design of this beautiful home, with its gracious & relaxing living room with gas fireplace, spacious open concept dining room with access onto 1 of the 2 balconies & sleek cherrywood kitchen with granite countertops, walk-in pantry & Frigidaire Gallery/GE stainless steel appliances including cooktop stove & built-in convection oven. In the bedroom wing are 2 bedrooms & your home office; the owners' retreat has its very own private balcony, fireplace, walk-in closet & jetted tub ensuite with granite-topped double vanities & separate shower. Between the bedrooms is the office with fireplace...the perfect spot to cozy up with a good book. Convenient insuite laundry with sink & space-saving Frigidaire Gallery washer/dryer. Another bonus of your new home is both of your parking stalls as well as your storage room have their own separate titles. Both forced air units in the condo were also replaced in last few years. As one of Eau Claire's premier buildings, this glittering emerald green tower has a stunning tropical atrium with lush gardens, stone planters & bridge, granite waterfalls & library with wet bar & billard table. Residents also benefit from 24 hour concierge & access to car wash, underground visitor parking for your guests & top-notch amenities including central air, fully-equipped exercise room, indoor pool & hot tub, outdoor terrace & beautifully renovated lounge comple...

3pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Living room 26.25 Ft x 15.92 Ft  
 Dining room 19.42 Ft x 16.58 Ft  
 Kitchen 15.17 Ft x 11.00 Ft

Den 11.08 Ft x 10.50 Ft  
 Laundry room 7.42 Ft x 3.42 Ft  
 Primary Bedroom 22.92 Ft x 18.00 Ft  
 Bedroom 13.08 Ft x 11.17 Ft

Listing Presented By:



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