



## 701 3 Avenue Calgary Alberta

\$458,000

Welcome Home to Churchill Estates! This boutique style residence is located 2 blocks from the Bow River Pathways, a short walk from Princess Island & Eau Claire, & just one block from the +15 system. Boasting 911 ft<sup>2</sup> the open concept floor plan enjoys stunning morning light via massive East facing windows. The plan is extremely functional: the bedrooms are located on opposite sides of the unit while the open living/kitchen/dining area is the heart of the home. The spacious central kitchen features ample cabinets, quartz countertops, stainless steel appliances (including a gas range), & a large island. The dining area offers ample room for 6 guests; a beautiful built in buffet affords more storage solutions. The living area offers a stunning gas fireplace with built in cabinetry, coffered ceilings, & access to the massive covered East facing balcony (with gas hook up), an ideal spot to begin & end your day. The primary bedroom enjoys large East facing windows & the en-suite bathroom is decadent with heated floors, deep soaker tub, steam shower, a large walk in closet (newly outfitted by California Closets), & built-in speakers. The second bed currently utilized as an office) also enjoys East exposure & resides adjacent a beautiful 3 pc bath with stand up glass shower. Remote control black out blinds in both bedrooms. There is in-suite laundry, plenty of in-suite storage, a titled storage locker, & two titled side by side parking stalls. Lutron Smart Switches lend further convenience. The well run executive level complex offers a car wash, bike storage, guest parking, & full time concierge service, just some of the many perks of living in Churchill Estates. Call for more information! (id:6769)

Living room 15.58 Ft x 13.67 Ft

Kitchen 9.50 Ft x 10.75 Ft

Dining room 13.25 Ft x 8.33 Ft

Primary Bedroom 11.42 Ft x 11.42 Ft

4pc Bathroom 8.83 Ft x 7.58 Ft

Bedroom 12.00 Ft x 9.92 Ft

3pc Bathroom 8.92 Ft x 5.92 Ft

Listing Presented By:



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