

801 2 Avenue Calgary Alberta

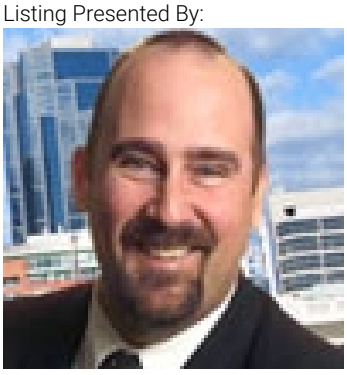
$1,225,000

Experience rare downtown tranquillity in this extraordinary sub-penthouse, where breathtaking Bow River and skyline views meet ultimate privacy. Over 1,900 square feet of light-filled living space is framed by floor-to-ceiling windows and elevated by a flawless, top-to-bottom renovation. Complete with rich hardwood floors, a stunning tile fireplace, and three private balconies, this home offers a grand yet intimate sanctuary high above the city. Best of all, the suite is uniquely separated from the only other suite on this floor by the 14th floor library, offering a rare level of peaceful seclusion in the heart of downtown. Designed for effortless entertaining, the magnificent chef-inspired kitchen stands as a central showcase with sleek marble countertops, premium stainless steel appliances, and a gas cooktop. The layout flows gracefully into expansive living spaces, seamlessly balancing dramatic entertaining areas with relaxed everyday comfort. The floor plan is completed by two generous bedrooms 2.5 baths, a spacious home office, in-suite laundry, and prime titled parking stalls conveniently positioned right next to the underground car wash bay. A large titled storage unit on the same level provides ample storage for holiday and home decor. Set on a peaceful, no-thru-traffic cul-de-sac along the south bank of the Bow River, The Eau Claire Lookout offers an unmatched adult-oriented sanctuary. Residents enjoy resort-style amenities, including a fitness center, a main-floor social room with a garden terrace, 10th-floor south-facing sundeck, and the 14th-floor library lounge. With immediate access to the river pathway system, Prince's Island Park, the Peace Bridge, fine dining, and vibrant Kensington, this property delivers the perfect downtown lifestyle. (id:6769)

Living room 21.42 Ft x 15.50 Ft
Kitchen 12.67 Ft x 12.08 Ft
Pantry 4.08 Ft x 4.08 Ft
Dining room 11.00 Ft x 10.00 Ft
Breakfast 14.00 Ft x 8.00 Ft
Primary Bedroom 18.00 Ft x 18.00 Ft
Other 10.17 Ft x 5.00 Ft
Other 5.33 Ft x 3.08 Ft

Bedroom 12.58 Ft x 10.33 Ft
Foyer 10.58 Ft x 5.67 Ft
Den 8.58 Ft x 9.83 Ft
Laundry room 8.92 Ft x 4.92 Ft
3pc Bathroom 8.58 Ft x 7.25 Ft
Other 24.00 Ft x 5.08 Ft
Other 17.08 Ft x 14.75 Ft
2pc Bathroom 7.17 Ft x 2.67 Ft

Listing Presented By:



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5pc Bathroom 11.50 Ft x 10.00 Ft