



## 837 2 Avenue Calgary Alberta

\$2,800,000

FABULOUS renovation opportunity with expansive spaces, windows galore, huge patios + stellar views from every part of this 4879 square foot sub penthouse apartment on Point on the Bow, a sought after location with only 38 units. This elegant building is located just off the bow river pathway system in a very quiet location. Welcoming entrance to the complex with lush greenery, sitting areas + 24 hour concierge. The elevator opens directly into the sub penthouse floor with expansive open concept, two large primary suites, 2 additional bedrooms huge living spaces that offer flexibility in decorating. The patio space is over 1200 square foot ideal for entertaining + enjoying the vast 180 degree sky views which also encompass the river, mountains + city lights. Two underground parking stalls, car wash, 2 large storage units 7x12 feet. gym, pool, hot tub, social room. A wonderful lock and leave property in safe area with wonderful restaurants in immediate area + direct access to the river pathway system. Pets accepted with some restrictions + with board approval. (id:6769)

3pc Bathroom 10.75 Ft x 4.92 Ft  
4pc Bathroom 5.92 Ft x 9.17 Ft  
5pc Bathroom 15.67 Ft x 9.67 Ft  
6pc Bathroom 18.83 Ft x 15.17 Ft  
Bedroom 25.00 Ft x 16.08 Ft  
Bedroom 26.17 Ft x 36.08 Ft  
Bedroom 10.00 Ft x 14.75 Ft  
Breakfast 17.00 Ft x 11.75 Ft  
Dining room 23.50 Ft x 26.67 Ft

Other 7.58 Ft x 27.83 Ft  
Foyer 8.00 Ft x 36.17 Ft  
Kitchen 16.58 Ft x 10.92 Ft  
Living room 37.75 Ft x 39.17 Ft  
Primary Bedroom 27.58 Ft x 26.67 Ft  
Furnace 3.58 Ft x 5.08 Ft  
Furnace 9.08 Ft x 10.42 Ft  
Other 19.17 Ft x 25.33 Ft  
Other 7.00 Ft x 11.42 Ft

Listing Presented By:



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