



837 2 Avenue Calgary Alberta

\$2,250,000

Positioned at the western edge of Downtown Calgary, this extraordinary 3,487 sq. ft. residence offers one of the largest and most impressive floorplans in the building. Renovated approximately five years ago the home blends timeless design with elevated comfort at a scale rarely found in downtown living. The main living spaces are truly grand -- expansive living room, formal dining room, generous family room, and a substantial office/den, all thoughtfully proportioned for both elegant entertaining and everyday living. The principal living and dining areas are framed by floor-to-ceiling windows with sweeping western views, flooding the space with natural light and capturing spectacular sunsets over the river valley. The new kitchen was thoughtfully redesigned and built for both entertaining and everyday function. A full wall of built-in pantry storage provides exceptional organization, while the oversized island offers additional cabinetry, seating for bar stools, and ample prep space. There is also room for a casual dining table and chairs, creating a warm, informal gathering space separate from the formal dining room. A remarkable 1,200 sq. ft. wraparound balcony extends the living space outdoors, offering west, south, and north exposures along the Bow River -- an extraordinary setting for hosting or quiet morning coffee above the pathways. The primary retreat is a private sanctuary with its own balcony, dual walk-in closets, and a luxurious five-piece ensuite featuring a walk-in shower and walk-in tub. The second bedroom includes a walk-in closet and cheater access to a beautifully finished three-piece bath with walk-in shower. Residents enjoy full-service amenities including full-time concierge, on-site management, indoor pool and hot tub, fitness centre, social lounge with full kitchen, main floor library with billiards, car wash bay, underground visitor parking, and...

3pc Bathroom 11.17 Ft x 6.75 Ft
5pc Bathroom 13.67 Ft x 15.00 Ft
Bedroom 13.58 Ft x 17.75 Ft
Breakfast 9.58 Ft x 17.50 Ft
Dining room 15.17 Ft x 13.17 Ft
Family room 24.92 Ft x 19.17 Ft

Living room 24.75 Ft x 21.33 Ft
Kitchen 14.17 Ft x 19.50 Ft
Other 4.67 Ft x 10.42 Ft
Den 17.58 Ft x 22.00 Ft
Primary Bedroom 26.33 Ft x 25.17 Ft
Other 11.92 Ft x 7.08 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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RE/MAX Realty Professionals

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Foyer 15.08 Ft x 11.25 Ft

Other 8.08 Ft x 9.00 Ft