



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**600 PRINCETON Way #308, Calgary T2P 5N4**

MLS® #: **A2084901**

Area: **Eau Claire**

Listing Date: **10/05/23**

List Price: **\$2,450,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 19-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,805**  
Low Sqft:  
Ttl Sqft: **2,805**

DOM

**227**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Lighting**

Construction: **Brick,Concrete**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Elevator,French Door,Granite Counters,Kitchen Island,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 18`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>20`0" x 10`6"</b>
<b>Den</b>	<b>Main</b>	<b>14`5" x 14`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>24`0" x 14`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`5" x 12`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>16`0" x 7`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`2" x 14`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 11`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`7" x 5`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`9" x 7`3"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>12`0" x 5`0"</b>
<b>6pc Ensuite bath</b>	<b>Main</b>	<b>15`8" x 5`10"</b>			

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
<b>\$1,803</b>		<b>Fee Simple</b>		<b>DC (pre 1P2007)</b>
		Fee Freq:		
		<b>Monthly</b>		
Legal Desc:	<b>0712113</b>			
			Remarks	
Pub Rmks:	<p><b>Elegance abounds in this distinguished residence in the prestigious Princeton Grand, with sweeping views and idyllic park side location in Eau Claire along the Bow River. This corner suite showcases bright, light filled rooms, and a functional layout that features 3 bedrooms, plus den and over 2,800 square feet of luxury living with gorgeous interior design and the added privilege of private elevator access directly into your suite, ensuring both privacy and exclusivity. Designed with seamless entertaining in mind, this home offers a superbly crafted floor plan that includes both formal living and dining room adorned with french doors - that could also be used as an office. The gourmet kitchen, adorned with upgraded cabinetry, high end, integrated appliances, and island with breakfast bar flows gracefully into the family room, creating a hub for daily family gatherings. The spacious covered balcony provides peaceful park vistas and can be accessed from both the living room and family room. An impressive primary suite is a sanctuary unto itself, featuring a more intimate south facing balcony for morning coffee, a spa-inspired ensuite and generously sized his and hers walk-in closets. This spectacular original owner suite comes complete with two titled parking stalls and a titled storage space. For the most discerning buyer, this premiere building offers the ultimate in luxury living, with a dedicated 24/7 concierge, building manager, a well-appointed fitness facility, a resident's lounge and wine storage room, car wash and two guest suites. The ultimate lock and leave lifestyle awaits in one of Calgary's most highly sought after buildings and inner city locations along the river.</b></p>			
Inclusions:	<b>N/A</b>			
Property Listed By:	<b>SOTHEBY'S INTERNATIONAL REALTY CANADA</b>			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





















