



THE
A-TEAM

**RE/MAX
FIRST**

837 2 Avenue #303, Calgary T2P0E6

MLS® #: **A2114969**

Area: **Eau Claire**

Listing Date: **03/24/24**

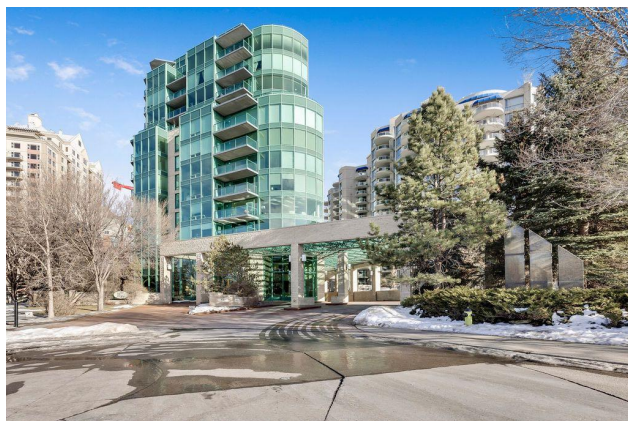
List Price: **\$1,200,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,916**
Low Sqft:
Ttl Sqft: **1,916**

DOM

57

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Secured,Titled

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Boiler,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Other

Flooring:

Hardwood,Marble,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Double Oven,Gas Cooktop,Microwave,Range Hood,Warming Drawer,Washer/Dryer

Int Feat:

Central Vacuum,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Suite	11`5" x 5`9"
Dining Room	Main	14`6" x 9`0"
Bedroom - Primary	Main	14`9" x 12`4"
Laundry	Main	10`6" x 8`6"
2pc Ensuite bath	Main	7`5" x 4`8"

Room	Level	Dimensions
Living Room	Main	22`0" x 14`9"
Kitchen With Eating Area	Main	13`0" x 11`9"
Bedroom	Main	16`1" x 12`3"
6pc Ensuite bath	Main	10`9" x 9`4"
Office	Main	3`6" x 2`9"

Legal/Tax/Financial

Condo Fee:
\$1,736

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

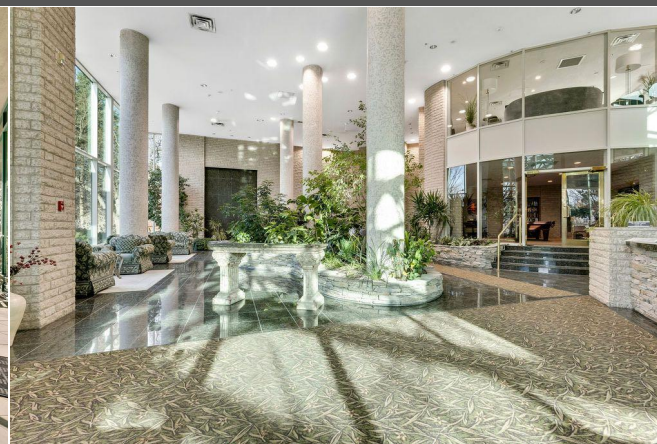
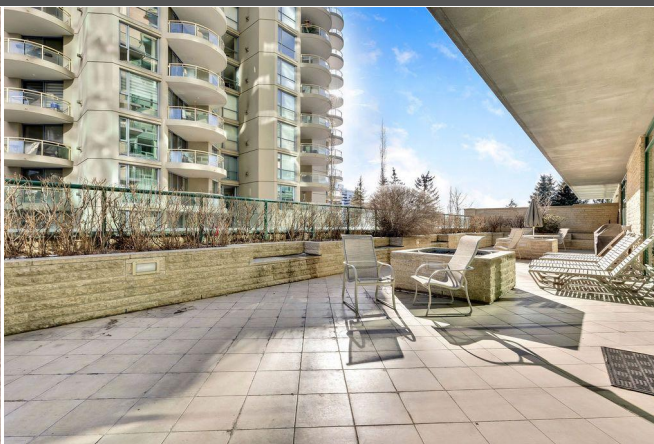
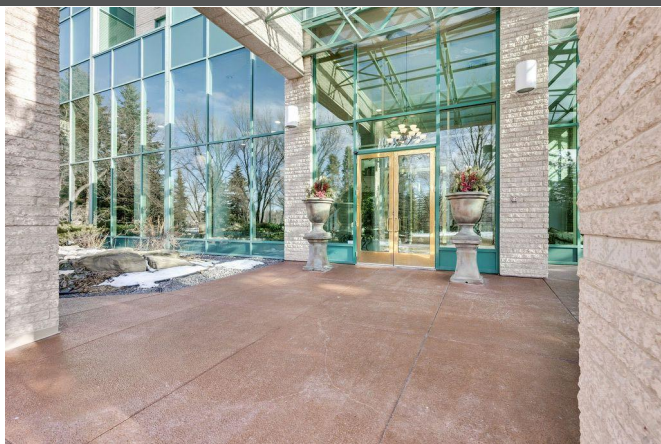
Legal Desc: **9910641**

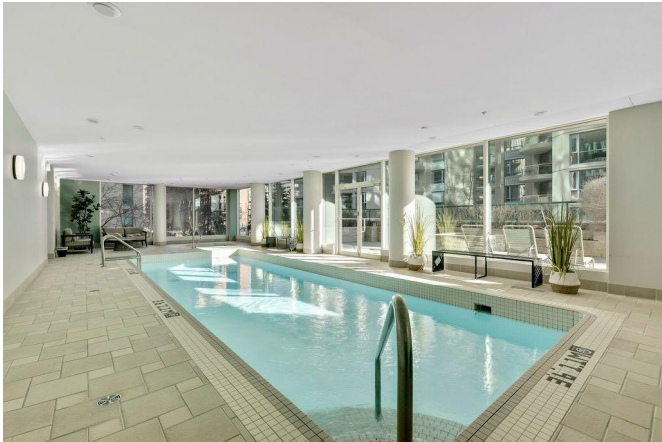
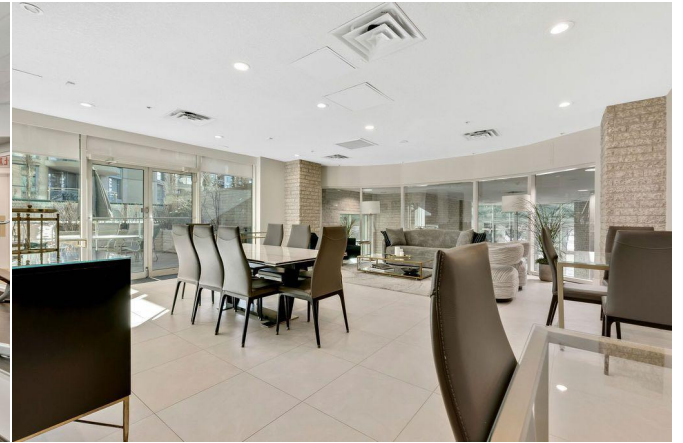
Remarks

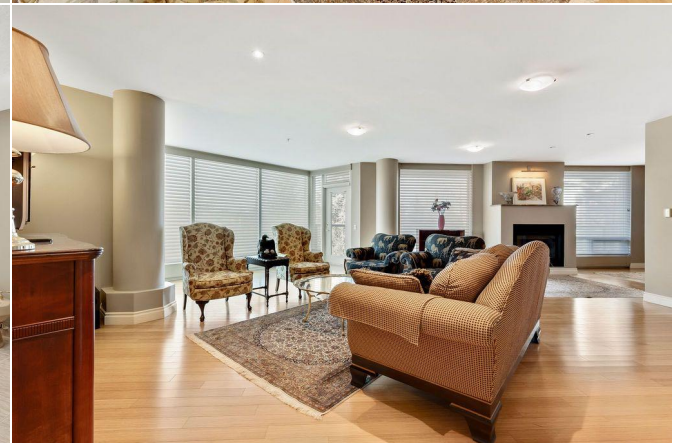
Pub Rmks: **Point On The Bow one of Eau Claire's most desired condominium buildings with perhaps the most desired locations in Eau Claire. Spectacular NW vistas fronting the Bow River, Peace Park, and valley. 26 foot long balcony to relax and enjoy the panoramic views. The moment you enter the outstanding lobby, you know this building is exceptional. The lobby is filled with mature tropical plants, ponds, stream, and waterfalls. Beautifully maintained, dramatic night lighting. This atrium also has pleasant relaxing sitting areas, plus access to the Library. One of the few buildings in Calgary with 24 hour manned concierge first class services/security, exceptional personal management and staff. Expansive open floor plan with a wall of large windows facing the Bow River and parkland. Beautiful hardwood floors in principal room, limestone in the kitchen, tiled floors in baths. Custom built in computer office cabinetry. Custom maple kitchen cabinets, some with leaded glass accent doors, lots of storage capabilities. Stainless steel upgraded Miele appliances, double ovens, warming drawer, gas cook top, microwave. Miele dishwasher. Stainless steel vent hood. Granite countertops. Dining room has a custom granite topped China cabinet with glass upper drawers. Programmable touch lighting controls, three fireplaces one in the living room, plus one in each bedroom! Six piece ensuite bath with double jetted tub, two sinks, separate steam shower, plus bidet. Three piece bath, plus another ensuite two piece bath. Central air conditioning, built in central vacuum system. Oversized laundry room with sink, extra storage, plus many cabinets. Some amenities included is one parking stall, a car wash, indoor pool, sauna, fitness centre, spa hot tub, party room, library, visitor parking. Fantastic location for instant access to pathways, parks, walks along the river, restaurants, shopping, even a very short walk to enjoy what Kensington has to offer.**

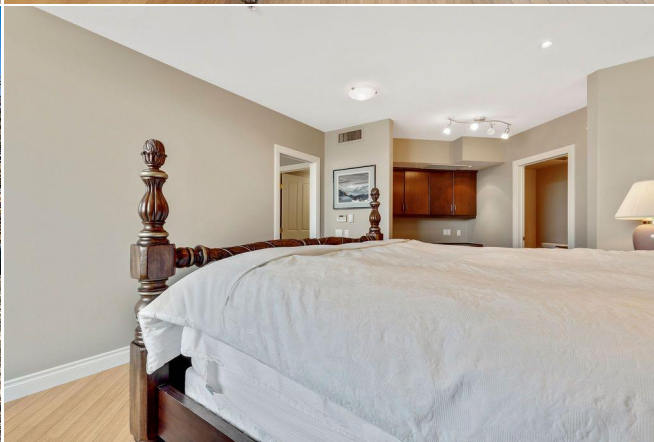
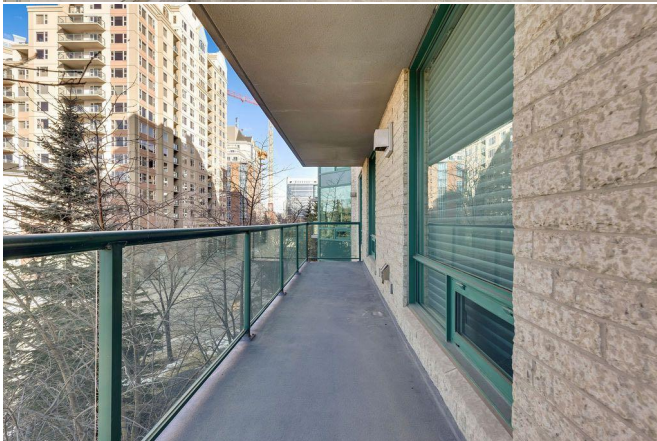
Inclusions:
Property Listed By: **Window Blinds**
CIR Realty

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











GROSS AREA 303 837 2 Avenue SW - Calgary
MAIN LEVEL: 1916.61 SqFt
TOTAL: 1916.61 SqFt
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RED DOT
REAL ESTATE SERVICES