

701 3 Avenue #701, Calgary T2N0J3

MLS® #: **A2122877** Area: **Downtown Commercial Core** Listing Date: **04/15/24** List Price: **\$449,000**
 Status: **Active** County: **Calgary** Change: **-\$16k, 15-May** 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: **825**
 Low Sqft:
 Ttl Sqft: **825**

DOM

34
 Layout
 Beds: **1 (1)**
 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,Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Steam Room,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`9" x 7`10"	5pc Ensuite bath	Main	11`8" x 8`10"
Bedroom - Primary	Main	10`10" x 17`2"	Kitchen	Main	11`2" x 13`1"
Living Room	Main	12`8" x 17`2"	Walk-In Closet	Main	5`1" x 11`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,088

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

0713076

Remarks

Pub Rmks:

Luxury living awaits you at Churchill Estates, a prominent boutique development steps from river pathways and conveniently situated in Eau Claire. This exquisite property offers an oversized private PATIO with stunning downtown skyline views, providing over 300 SF of outdoor space bathed in sunny SE exposure, perfect for entertaining. Step inside to discover open concept living at its finest, featuring engineered hardwood floors, custom millwork, solid core doors, coffered ceilings, and built-in speakers throughout. The gourmet kitchen is a chef's delight, complete with high-end appliances and ample counter space. The primary bedroom retreat is a true sanctuary, boasting a cozy gas fireplace, a generously sized walk-in closet, and a spa-like ensuite bathroom with heated floors, a steam shower, dual sinks, a water closet, and a luxurious deep soaker tub—an ideal way to unwind after a long day. Spoil yourself with the exclusive amenities offered by Churchill Estates, including weekday concierge service, air conditioning, TWO titled underground parking spots, a titled storage locker, extra bike storage, car wash facilities, high-speed elevators, and an opulent lobby. The condo fees include ELECTRICITY, gas, heat, water, sewer, snow removal, insurance, parking, concierge, security, professional management, and contributions towards the very healthy reserve fund. This is not just a home; it's a lifestyle of luxury and convenience in one of Calgary's most desirable locations. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo!

Inclusions:

TV Mounts, Speakers

Property Listed By:

CIR Realty

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













