



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**837 2 Avenue #1401, Calgary T2P 4Z9**

MLS®#: **A2123167**

Area: **Eau Claire**

Listing Date: **04/18/24**

List Price: **\$3,875,000**

Status: **Active**

County: **Calgary**

Change: **-\$425k, 19-Jun**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **4,885**

Low Sqft:

Ttl Sqft: **4,885**

DOM

**247**

Layout

Beds: **4 (4 )**

Baths: **4.0 (4 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Views  
Heated Garage,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard,Hot Water,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Stone**

Flooring:

**Ceramic Tile,Hardwood,Marble**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer**

Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Elevator,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Soaking Tub,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>Foyer</b>	<b>Main</b>	<b>36`3" x 5`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`8" x 13`0"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`8" x 3`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`7" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>38`2" x 26`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>29`1" x 20`7"</b>
<b>Other</b>	<b>Main</b>	<b>4`11" x 3`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`5" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>26`9" x 21`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>23`5" x 15`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>23`9" x 25`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`8" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`10" x 10`7"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`9" x 15`6"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 4`11"</b>	<b>6pc Ensuite bath</b>	<b>Main</b>	<b>11`2" x 18`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$6,056**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **9910641**

Remarks

Pub Rmks: **Live Life up in the Sky! This nearly 5000 sqft (sub-penthouse) makes up the entire 14th floor of one of Calgary's most elite buildings - The Point on the Bow! Nestled on the west edge of Eau Claire this one-of-a-kind property sits on it's very own cul-de-sac steps off the bow river pathway system & Calgary's vibrant downtown core. Whether it's greeting the buildings full-time maintenance & concierge staff on your way past the gold front doors, or walking through Calgary's most impressive lobby with waterfalls & robust greenery, or taking the elevator directly to your suite (since you own the entire floor) - you know you've found one of the city's castles in the sky! Covering the 3 Ps of elite lock & leave lifestyle - Private - Peaceful & Prestigious - this home has no equal! This suites current layout has 2 primary suites each with 5 & 6 piece ensuite, plus 2 additional bedrooms - 2 bathrooms, oversized family room/living room/dining room, den, and upscale kitchen with eating area. Plus enjoy the incredible mountain, city skyline & river valley views on the over 1200 sqft outdoor patio with nearly 360 degree views - day or night - it's unparalleled! With only 38 suites in the entire building this is the destination for luxury condo living; whether you want the size of a home but without the upkeep any longer, or your business takes you to multiple cities & you need secure roots here in Calgary - this suite is where your legacy can be protected! Comes with 2 underground heated parking stalls, 2 very large storage units, along with take advantage of the renovated building pool, hot tub, gym, entertainment lounge & indoor carwash! Options like this only come up every decade or two - don't miss your chance.**

Inclusions: **Built-in water features (as is), blown glass walls, blown glass light fixture in living room.**

Property Listed By: **Real Broker**

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