

837 2 Avenue #1401, Calgary T2P 4Z9

MLS® #: **A2123167** Area: **Eau Claire** Listing Date: **04/18/24** List Price: **\$4,300,000**
 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: **4,885**
 Low Sqft:
 Ttl Sqft: **4,885**

DOM

31
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Views**
 Park Feat: **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>
Foyer	Main	36`3" x 5`6"	Kitchen	Main	16`8" x 13`0"
Pantry	Main	3`8" x 3`7"	Dining Room	Main	16`7" x 10`11"
Living Room	Main	38`2" x 26`0"	Living Room	Main	29`1" x 20`7"
Other	Main	4`11" x 3`6"	Laundry	Main	10`5" x 10`4"
Bedroom - Primary	Main	26`9" x 21`5"	Bedroom	Main	23`5" x 15`0"
Bedroom - Primary	Main	23`9" x 25`10"	Bedroom	Main	14`8" x 9`11"
3pc Bathroom	Main	4`10" x 10`7"	5pc Ensuite bath	Main	9`9" x 15`6"
4pc Ensuite bath	Main	9`0" x 4`11"	6pc Ensuite bath	Main	11`2" x 18`9"

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













