



THE
A-TEAM

**RE/MAX
FIRST**

837 2 Avenue #704, Calgary T2P 0E6

MLS®#: **A2129026** Area: **Eau Claire** Listing **05/10/24** List Price: **\$1,045,000**
 Status: **Active** County: **Calgary** Change: **-\$50k, 30-Aug** 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: **1,753**
 Low Sqft:
 Ttl Sqft: **1,753**

DOM

129
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Access:

Lot Feat: **City Lot,Low Maintenance Landscape,Views**
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Stone**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Electric Cooktop,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Double Vanity,Granite Counters,Jetted Tub,Open Floorplan,Pantry,Recreation Facilities,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		5pc Ensuite bath	Main	
Living Room	Main	26`3" x 15`11"	Dining Room	Main	19`5" x 16`7"
Kitchen	Main	15`2" x 11`0"	Den	Main	11`1" x 10`6"
Laundry	Main	7`5" x 3`5"	Bedroom - Primary	Main	22`11" x 18`0"
Bedroom	Main	13`1" x 11`2"			

Legal/Tax/Financial

Condo Fee:
\$1,771

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9910641**

Remarks

Pub Rmks: **Rare opportunity not-to-miss in one of Calgary's most exclusive condo projects...here in the iconic POINT ON THE BOW nestled on the banks of the Bow River Pathway System in Eau Claire. Showcased by an expanse of windows to take in the incredible city & river views, this luxurious 7th floor home enjoys 2 bedrooms + den, 3 fireplaces & 2 balconies, 2 full baths, 2 titled parking stalls & first-class amenities including indoor pool, gym & 24 hour onsite concierge. Embrace the inviting & elegant design of this beautiful home, with its gracious & relaxing living room with gas fireplace, spacious open concept dining room with access onto 1 of the 2 balconies & sleek cherrywood kitchen with granite countertops, walk-in pantry & Frigidaire Gallery/GE stainless steel appliances including cooktop stove & built-in convection oven. In the bedroom wing are 2 bedrooms & your home office; the owners' retreat has its very own private balcony, fireplace, walk-in closet & jetted tub ensuite with granite-topped double vanities & separate shower. Between the bedrooms is the office with fireplace...the perfect spot to cozy up with a good book. Convenient insuite laundry with sink & space-saving Frigidaire Gallery washer/dryer. Another bonus of your new home is both of your parking stalls as well as your storage room have their own separate titles. Both forced air units in the condo were also replaced in last few years. As one of Eau Claire's premier buildings, this glittering emerald green tower has a stunning tropical atrium with lush gardens, stone planters & bridge, granite waterfalls & library with wet bar & billard table. Residents also benefit from 24 hour concierge & access to car wash, underground visitor parking for your guests & top-notch amenities including central air, fully-equipped exercise room, indoor pool & hot tub, outdoor terrace & beautifully renovated lounge complete with kitchen. Unbeatable location tucked away in this quiet cul-de-sac next to the Bow River Pathway system, walking distance to the Peace Bridge & Prince's Island, trendy neighbourhood hotspots, Plus 15 Skywalk System, LRT & only minutes to everything you've been dreaming of in your new downtown home!**

Inclusions:
Property Listed By: **wall-mounted TVs & brackets, alarm system hardware
Royal LePage Benchmark**

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