



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**701 3 Avenue #304, Calgary T2P 5R3**

MLS®#: **A2159105** Area: **Eau Claire** Listing Date: **09/05/24** List Price: **\$698,800**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2007**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Heated Garage, Parkade, Secured, Titled, Underground**

Finished Floor Area

Abv Sqft: **1,339**  
 Low Sqft:  
 Ttl Sqft: **1,339**

DOM

**13**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Membrane**  
 Heating: **Fan Coil, In Floor, Fireplace(s), Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

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

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

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 10`4"	Other	Main	11`11" x 10`5"
Kitchen	Main	11`3" x 9`6"	Dining Room	Main	12`6" x 9`9"
Bedroom - Primary	Main	13`7" x 12`2"	Bedroom	Main	12`2" x 10`4"
Walk-In Closet	Main	7`3" x 7`0"	3pc Bathroom	Main	
5pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee:  
**\$1,595**

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

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

Legal Desc: **0713076**

Remarks

Pub Rmks: **An EXCEPTIONAL opportunity to live in CHURCHILL ESTATES! Please view the drone video. This is one of Calgary's most luxurious and exclusive premier condos located in the heart of the west downtown district of Eau Claire! Only 40 luxury-class residences in this stunning concrete building finished in timeless brick and sandstone. An incredibly quiet location mere minutes to the Bow River and one of Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. Situated just steps from some of Calgary's finest restaurants, including Buchanan's Chop House. Nearby Alforno Bakery and Café, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. Welcoming stately lobby, concierge and two fast elevators. An incredibly spacious condo with two bedrooms and two full bathrooms. This quiet, air-conditioned suite has been painted, top to bottom including trim and ceilings. A fabulous open design with an elegant peninsula gas fireplace that is enjoyed in all the principal rooms. High coffered ceilings, and floor to ceiling windows in the living room, flex area and dining room. A chef's dream kitchen featuring granite counters, gas stove and an abundance of full height maple cabinets and deep storage drawers. A massive 8'5" granite island with eating bar and adjoining 34" butcher block food prep area. Stainless steel appliances include French door fridge, microwave hood fan, gas stove with convection oven and dishwasher. The balcony door opens to the large wrap around west/north balcony with gas outlet, making this a perfect extension when entertaining. Large primary bedroom featuring a maple wall unit, walk-in closet, and luxurious five-piece ensuite bathroom with luxurious soaker tub and oversize steam shower. Spacious second bedroom with full wall maple open shelving. Three-piece main bathroom with oversize walk-in shower. In-suite laundry includes stacking washer and dryer. Gleaming hardwood floors, 18" tile and taupe tone carpet. Multi-room Dolby sound with built-in ceiling speakers. Two titled underground parking stalls, a titled storage locker, extra bike storage, car wash facilities, weekday concierge services. Condo fee includes all utilities. A well-managed pet friendly building.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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