



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**837 2 Avenue #404, Calgary T2P 0E6**

MLS® #: **A2165680**

Area: **Eau Claire**

Listing Date: **09/14/24**

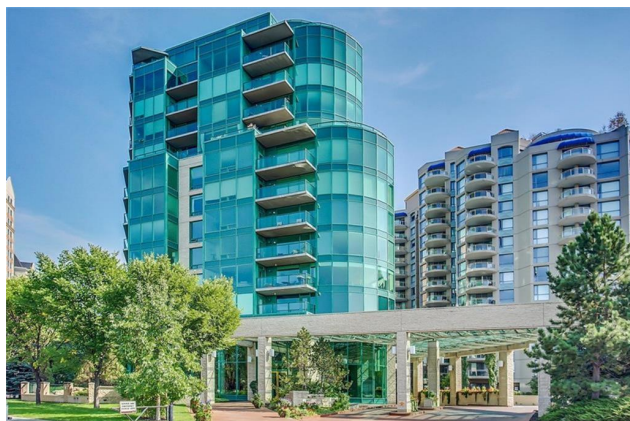
List Price: **\$989,000**

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:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **1,725**  
Low Sqft:  
Ttl Sqft: **1,725**

**Stall, Titled**

DOM

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Hot Water, Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Bookcases, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Recessed Lighting, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>6pc Ensuite bath</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Main</b>	
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 14`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 10`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 11`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`10" x 12`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 10`9"</b>	<b>Den</b>	<b>Main</b>	<b>15`9" x 10`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`3" x 10`2"</b>	<b>Laundry</b>	<b>Main</b>	<b>7`5" x 3`8"</b>
<b>Storage</b>	<b>Main</b>	<b>6`8" x 3`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$1,704**

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

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

Legal Desc: **9910641**

Remarks

Pub Rmks: **Ultra luxury living in the Point on the Bow! Stylish and upgraded home with gorgeous treetop views of Peace Park and the Bow River. Entertaining open floor plan with spacious rooms and bright floor to ceiling windows with plenty of natural light while enhancing the scenic views! Quality finishing throughout with tile and hardwood floors, granite counter tops and high end stainless steel appliance package. You'll enjoy the 2 large covered balconies, 3 gas fireplaces, 2 bedrooms plus den, primary bedroom retreat with spa-like 6 pce ensuite bathroom with large jetted tub, separate laundry room with sink and in-suite storage room with built in vacuum system. Inspired and impressed the moment you enter this outstanding condominium home from the central rock gas fireplace to the beautiful open concept and tasteful finishing throughout. Don't wait to view this amazing condo! Comes with convenient titled parking and secure titled storage locker room close to the elevator! Registered size is 1931 sq ft. The Point on the Bow is a luxury low-density building with only 38 suites, incredible Tropical Atrium Lobby, first-class amenities, full-time concierge service and efficient experienced onsite building manager. The location is extraordinary situated across from Peace Park on quiet no-thru traffic cul-de-sac in West Eau Claire! Outstanding amenities include indoor pool, hot tub, fully equipped fitness room, large social lounge with full kitchen, outdoor garden terrace with gas barbecue, main floor library with billiard table & wet bar, underground visitor parking, car wash bay and beautiful Tropical Atrium Lobby that creates a lush natural garden oasis with extensive ledge stone planters, stone bridge and 2 impressive granite waterfalls with trickle creek ponds! This amazing lifestyle opportunity can be yours with close proximity to the world-class pathway system, beautiful Prince's Island Park, Bow River and Lagoon, Peace Bridge, Shopping, Cinemas, many fine Restaurants and Cafés, Plus 15 Skywalk System, LRT & Transportation and just a short walk to Kensington Shops, Safeway and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!**

Inclusions: **None**  
Property Listed By: **RE/MAX House of Real Estate**

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





