



THE A-TEAM

RE/MAX FIRST

600 PRINCETON Way #305, Calgary T2P 5N4

MLS@#: A2175346 Area: Eau Claire Listing: 10/24/24 List Price: \$2,350,000
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:

Residential
Apartment
Calgary
2007

Finished Floor Area

Abv Sqft: 2,882
Low Sqft:
Ttl Sqft: 2,882

DOM

58

Layout

Beds: 2 (2)
Baths: 2.5 (2 1)
Style: High-Rise (5+)

Parking

Ttl Park: 2
Garage Sz:

Secured, Titled, Underground

Utilities and Features

Roof: Membrane, Metal, Mixed
Heating: Boiler, Fan Coil
Sewer:
Ext Feat: Other

Construction: Brick, Concrete, ICFs (Insulated Concrete Forms), Stone
Flooring: Hardwood, Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Int Feat: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)

Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Walk-In Closet, Bedroom, Foyer, and 2pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, 5pc Ensuite bath, 3pc Ensuite bath, Laundry, and Furnace/Utility Room.

Legal/Tax/Financial

Condo Fee:
\$1,863

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0712113**

Remarks

Pub Rmks: **Princeton Grande in Eau Claire offers one of the premiere executive addresses in Calgary. With first class concierge service, private elevators, amazing amenities, two guest suites and a location that overlooks the river pathways and Prince's Island Park, this is the pinnacle of luxury urban living. The impressive design and subtle luxury are evident and amplified by the recent modernization and design updates that have only been lightly enjoyed since being completed a few years back. The appointments include high quality finishings, extensive custom built-ins, and modernized paint, flooring and décor throughout. Enjoy the urban park setting from your massive covered balcony facing the river or take in the city skyline from your other covered balcony on the opposite side of the suite. You get the best of both worlds with a floorplan that is ideal for entertaining yet cozy enough for those quiet family times. There is a formal living area surrounded by windows overlooking the park and a gas fireplace for ambiance. The formal dining area will easily accommodate a table for 10-12 and also takes in the park views. The gourmet kitchen is spacious and offset from the living area for privacy when you need it. Adjacent to that is a south facing breakfast nook and outdoor terrace which captures the city views as well as a cozy family room and another gas fireplace. There is a separate laundry room, a storage area/pantry and seemingly endless closets and storage spaces. This home includes a built-in speaker system, central vacuum system, high coffered ceilings, large bright windows, a guest bedroom that includes an ensuite, two titled parking stalls and a fully enclosed titled storage locker. The amenities of the luxury residence include 24 hour security/concierge service with closed circuit monitoring, front seating area with fireplace, conference board room, temperature controlled wine storage lockers and tasting room, a social room with full kitchen/TV/terrace, two exercise rooms, a yoga room, steam room all with showers and change rooms, underground car wash bay and separate freight elevator for move in/move out. The location is extraordinary and the residence is outstanding. Come and see for yourself today!**

Inclusions: **furnishings negotiable but NOT included**
 Property Listed By: **Coldwell Banker Home Smart Real Estate**

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

350, 600 PRINCETON WAY SW
 2,282.75 sq. ft. (1,141.37 sq. ft. above grade)
 MAIN LEVEL (AGL) - 2,282.75 sq. ft. / 2,282.75 sq. ft.
 TOTAL ABOVE GRADE AREA - 2,282.75 sq. ft. / 2,282.75 sq. ft.













