



THE
A-TEAM

**RE/MAX
FIRST**

600 PRINCETON Way #305, Calgary T2P 5N4

MLS®#: **A2175346** Area: **Eau Claire** Listing Date: **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**

Finished Floor Area

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

DOM

89
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	24`7" x 17`1"
Dining Room	Main	21`2" x 17`5"
Walk-In Closet	Main	10`6" x 7`8"
Bedroom	Main	13`1" x 13`1"
Foyer	Main	11`1" x 6`1"
2pc Bathroom	Main	7`10" x 4`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`11" x 15`11"
Bedroom - Primary	Main	15`11" x 15`4"
5pc Ensuite bath	Main	12`10" x 9`4"
3pc Ensuite bath	Main	8`9" x 5`4"
Laundry	Main	9`4" x 4`9"
Furnace/Utility Room	Main	8`4" x 2`9"

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
 2,100 sq. ft. (1,050 sq. ft. x 2)
 MAIN LEVEL (AUG - 2002) 11 9/16 FT. / 207.75 sq. ft.
 TOTAL ABOVE GRADE AREA (2002) 11 9/16 FT. / 207.75 sq. ft.













