



THE
A-TEAM

**RE/MAX
FIRST**

701 3 Avenue #205, Calgary T2P 5R3

MLS®#: **A2178636**

Area: **Downtown
Commercial Core**

Listing **11/12/24**
Date:

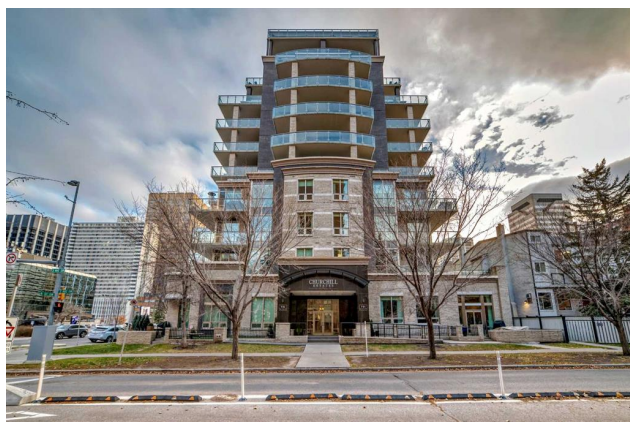
List Price: **\$550,000**

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: **925**
Low Sqft:
Ttl Sqft: **925**

DOM

71
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Gas Stove,Microwave Hood Fan,Refrigerator**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting,Stone Counters,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`10" x 6`1"
3pc Bathroom	Main	5`11" x 8`11"
Bedroom	Main	10`3" x 10`3"
Dining Room	Main	8`5" x 12`10"
Bedroom - Primary	Main	11`4" x 11`9"
Walk-In Closet	Main	7`7" x 3`8"

Room	Level	Dimensions
Other	Main	3`6" x 6`2"
Laundry	Main	3`2" x 2`7"
Kitchen	Main	13`0" x 12`4"
Living Room	Main	13`7" x 12`1"
5pc Ensuite bath	Main	7`6" x 8`9"
Balcony	Main	24`5" x 17`5"

Legal/Tax/Financial

Condo Fee:
\$1,067

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0713076**

Remarks

Pub Rmks: **Welcome to Churchill Estates, a prestigious condo in the heart of Eau Claire. This 2-bedroom, 2-bathroom unit offers 925 sq. ft. of thoughtfully designed living space, combining style and practicality. The interior features new hardwood floors, tile in key areas, and an updated primary bathroom with in-floor radiant heating and a frameless glass steam shower. The kitchen boasts soft-close cabinetry, honed slate countertops, and top-tier KitchenAid stainless steel appliances, including a gas range and microwave hood fan. The open-concept living and dining area centers around a sleek gas fireplace and opens onto an expansive 24'5" x 17'5" balcony (429 sq. ft.), perfect for entertaining or relaxing outdoors. The primary bedroom features a walk-through closet leading to a 5-piece ensuite. The second bedroom, with access to the additional 3-piece bathroom, is perfect for guests or a home office. Additional conveniences include a built-in vacuum system, advanced security wiring, and two titled underground parking stalls in a heated garage. Churchill Estates provides concierge service Monday to Friday, 8 a.m. to 3:30 p.m., and visitor parking at the back of the building. The beautifully designed lobby features elegant wood bookshelves, adding warmth and sophistication to your arrival. Located steps from Calgary's Plus 15 network, shops, and restaurants, this unit delivers a premier urban living experience. Schedule your private showing today!**

Inclusions: **N/A**
Property Listed By: **Gravity Realty Group**

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





