

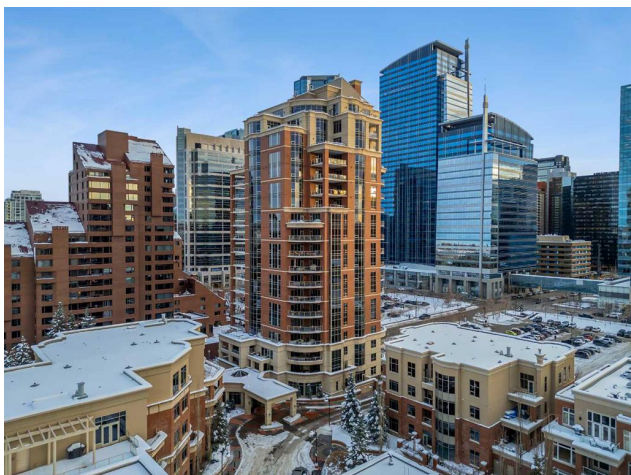


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**600 PRINCETON Way #802, Calgary T2P 5N4**

MLS®#: **A2182067**      Area: **Eau Claire**      Listing Date: **12/03/24**      List Price: **\$2,100,000**  
 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:

**Underground**

Finished Floor Area

Abv Sqft: **2,121**  
 Low Sqft:  
 Ttl Sqft: **2,121**

DOM

**18**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

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

Construction: **Brick,Concrete,ICFs (Insulated Concrete Forms),Stone**

Flooring: **Tile,Vinyl Plank**

Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Central Vacuum,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Recreation Facilities,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`6" x 21`11"	Dining Room	Main	18`8" x 15`2"
Kitchen	Main	15`2" x 13`2"	Bedroom - Primary	Main	35`5" x 13`5"
Bedroom	Main	19`11" x 11`9"	Laundry	Main	7`7" x 6`5"
Storage	Main	6`7" x 5`9"	4pc Ensuite bath	Main	0`0" x 0`0"

4pc Ensuite bath

Main

0`0" x 0`0"

2pc Bathroom  
Legal/Tax/Financial

Main

0`0" x 0`0"

Condo Fee:  
**\$1,394**

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

Zoning:  
**DC**

Legal Desc: **0712113**

Remarks

Pub Rmks:

**Welcome to one of Calgary's most prestigious address "The Princeton Grand". Once you step into this complex; you know you've made the right choice for your next home. You will be greeted by a concierge who will accompany you to the elevator which will whisk you directly to your suite. Upon entering your condo' you will notice the spectacular high ceilings and incredible views from each and every room. This unit has gone through some major upgrades and improvements; luxury vinyl plank flooring throughout, complete new modern cabinetry designed and installed by "Denca", new high-end appliances which includes an induction cooktop and a unique refrigerator/freezer drawer on the kitchen island for your convenience. All the window sills have been capped with quartz sills for durability and installed with automated shutter blinds. Some of the doors and entryways have been enlarged with safety in mind to accommodate our aging population. This includes a complete revamping of the master ensuite to create a better access and mobility to the shower/toilet. There is also a powder station in the ensuite with plumbing in place if you require to install a sink on a lower counter height in the future. Both bathrooms have heated flooring for comfort. Enjoy the incredible views from the spacious entertainment room; step out onto the massive covered terrace; enjoy a morning breakfast from the dining area in your kitchen; what a way to enjoy this lifestyle. This unit comes with two titled parking stalls and a titled storage locker plus in-suite storage. The amenities of the Princeton Grand is second to none. Security/Concierge service is 24 hours; two guests suites for your visitors which you can reserve; temperature controlled wine tasting room which you can store your own wine; a comfortable waiting room for your guest; a fully equipped fitness centre with sauna/steam room; a social room for large gatherings with a full kitchen, and the convenience of an underground carwash bay. The location of this complex is extraordinary; perched along the south banks of the Bow River with it's amazing walkways and cycle pathways. The gorgeous Princes Island Park with the River Cafe just steps away, along with many other fine dining and entertainment options; just a few minutes away from your home. The ultimate lifestyle living awaits you.**

Inclusions:  
Property Listed By:

**Drawer Fridge and Drawer Freezer  
RE/MAX Real Estate (Mountain View)**

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

