



THE
A-TEAM

**RE/MAX
FIRST**

690 PRINCETON Way #1201, Calgary T2P 5J9

MLS® #: **A2182400**

Area: **Eau Claire**

Listing Date: **12/05/24**

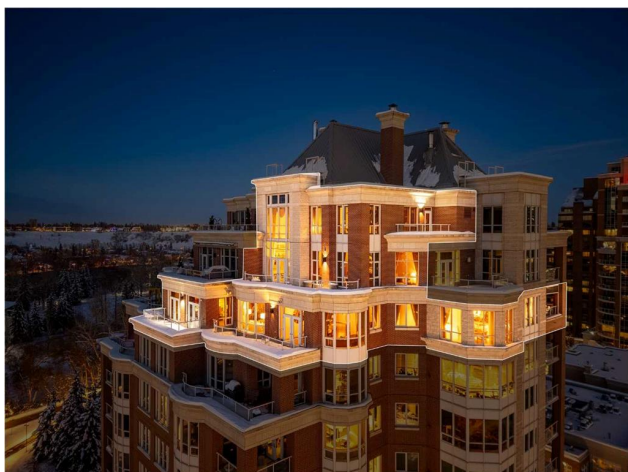
List Price: **\$9,500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **4,802**
Low Sqft:
Ttl Sqft: **4,802**

DOM

16
Layout
Beds: **2 (2)**
Baths: **5.0 (4 2)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof: **See Remarks**
Heating: **Fan Coil,In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks**
Int Feat: **Bar,Bookcases,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Elevator,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Steam Room,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	16`7" x 21`11"	Living Room	Main	23`5" x 13`6"
Dining Room	Main	18`0" x 11`6"	Breakfast Nook	Main	12`8" x 19`7"
Family Room	Main	12`3" x 15`10"	Other	Main	12`11" x 10`4"
Bedroom	Main	10`4" x 18`6"	Laundry	Main	5`0" x 8`0"
Kitchen	Main	14`3" x 16`8"	Great Room	Second	17`10" x 15`1"

**Other
Library
3pc Ensuite bath
3pc Bathroom
2pc Bathroom**

**Second
Third
Main
Main
Second**

**14`7" x 8`8"
25`6" x 15`11"**

**Foyer
3pc Ensuite bath
3pc Ensuite bath
2pc Bathroom**

**Second
Main
Second
Main**

10`6" x 15`5"

Legal/Tax/Financial

Condo Fee:
\$4,510

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0210500**

Remarks

Pub Rmks: **Located on the beautiful Bow River and across from Prince's Island Park, the PRINCETON offers exceptional luxury condominium living with full concierge service. One of Calgary's most distinguished addresses, the PRINCETON development is home to many famous residents that have chosen this special community to reside. Owned by the "Hotchkiss Family Estate", this magnificent property has never been offered for sale. The property was architecturally designed by Gibbs Gage Architects in conjunction with interior design curated by Arthur Fishman. This is a once-in-a-lifetime opportunity to live at the "pinnacle" PENTHOUSE suite, ideally positioned on the southwest side of the top three floors of this premier address. Featuring over 5500 square feet of opulent interior and exterior living space, this property is sure to impress the most discriminating buyer. The millwork detailing, interior design elements, and furnishings are modelled after "Chateau de Versailles". Please call to arrange for your private viewing of this incredible offering. Detailed marketing brochure in supplements.**

Inclusions: **Additional Featured Items: Walk-In Refrigerator, All Televisions, Electronics, and all Window Coverings Note: The heating system is a hydronic perimeter system and the cooling system is a fan coil. system. Furnishings are negotiable.**

Property Listed By: **Coldwell Banker Mountain Central**

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



