



THE
A-TEAM

**RE/MAX
FIRST**

701 3 Avenue #703, Calgary T2P 5R3

MLS® #: **A2193769**

Area: **Downtown
Commercial Core**

Listing Date: **02/28/25**

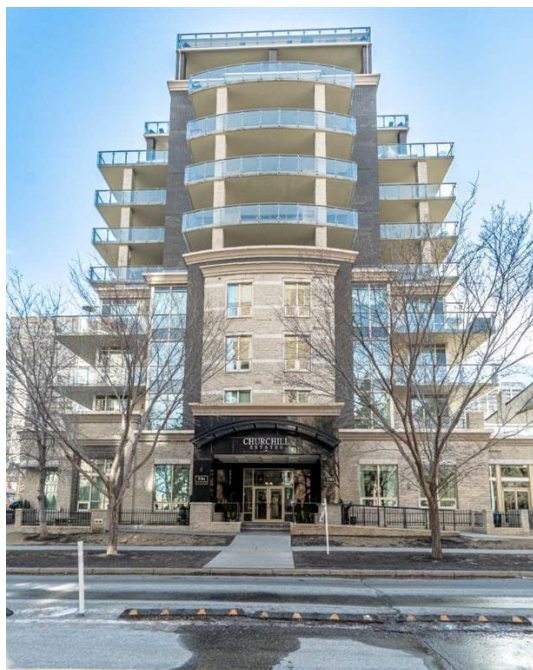
List Price: **\$679,900**

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:

Finished Floor Area

Abv Sqft: **1,430**
Low Sqft:
Ttl Sqft: **1,430**

DOM

9

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Level**
Park Feat: **Alley Access,Heated Garage,Parkade,Stall,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Rain Gutters**

Construction: **Brick,Concrete,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17` 11" x 13` 9"	Kitchen	Main	13` 6" x 9` 3"
Dining Room	Main	11` 11" x 11` 2"	Bedroom - Primary	Main	13` 9" x 11` 11"
6pc Ensuite bath	Main	13` 6" x 12` 8"	Bedroom	Main	13` 10" x 11` 5"
3pc Bathroom	Main	8` 1" x 5` 4"	Laundry	Main	5` 1" x 3` 9"
2pc Bathroom	Main	4` 11" x 4` 5"			

Legal/Tax/Financial

Condo Fee: \$1,699	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	
Legal Desc:	0713076	

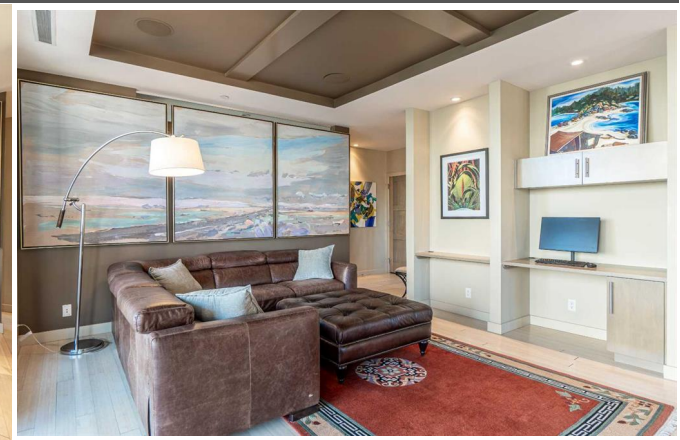
Remarks

Pub Rmks: **** Please click on "Videos" for 3D tour ** Welcome to a very well appointed luxury residence in desirable "Churchill Estates". This executive building is home to 40 homes - only 4 per floor and features: 2 large bedrooms, 2.5 bathrooms including a 6-piece en suite bath (steam shower included), 1430 square feet of indoor living space, TWO large decks with water line and gas line), NW corner unit, cozy fireplace, central air conditioning, in suite laundry with full sized washer & dryer, TWO titled parking spaces, 1 titled storage locker, in-ceiling speakers and much more! The building is truly in a league of its own - high end finishings radiate throughout the lobby & hallways, a fabulous concierge (7:30am-3:30pm M-F) and always impeccably maintained on a daily basis. Location can't be beat - 3 blocks to the Bow River/Pathway system/Prince's Island Park, many fantastic restaurants close by, all amenities/shopping within walking distance and easy access to all major routes. Condo fees include everything - all utilities (electricity, water, sewer, garbage, recycling, organics, gas/heat, A/C), concierge (M-F), car wash, parkade cleaning (biweekly), cleaning of common areas (daily) and exterior maintenance. This is for the discerning buyer that wants luxury living and an option for a true lock and go lifestyle.**

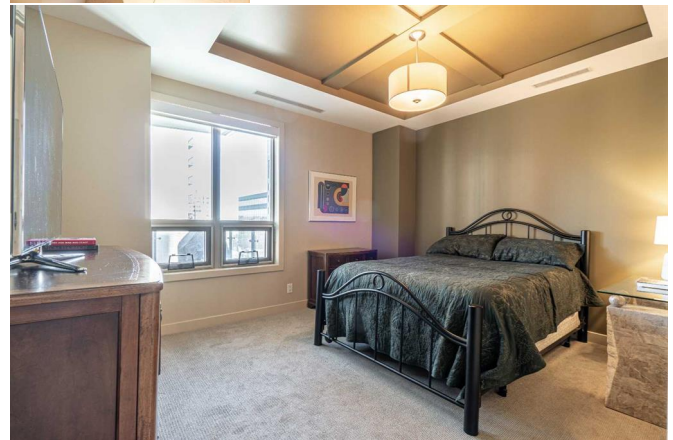
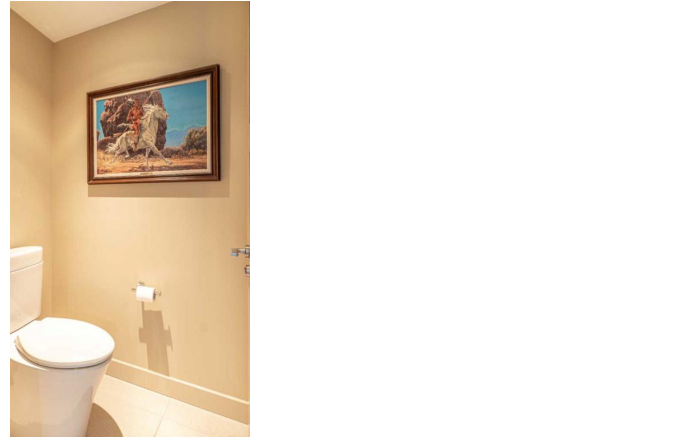
Inclusions: **2 "Cubby" vacuums "as is"**

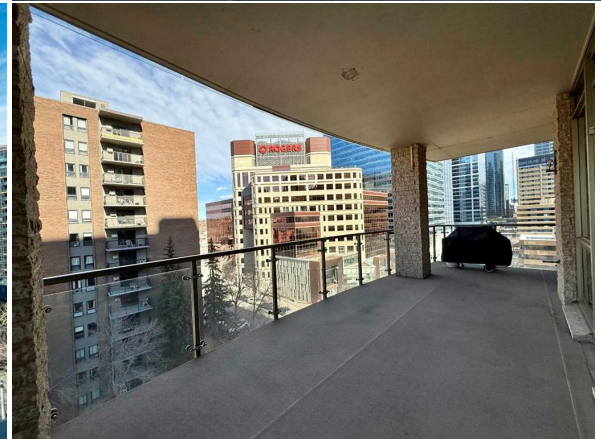
Property Listed By: **RE/MAX Landan Real Estate**

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











703, 701 3 AVENUE SW
 BICK MEASUREMENT STANDARD, CALGARY, AB
 MAIN LEVEL (AG): 1430.09 Sq Ft | 132.89 sq'
 TOTAL ABOVE GRADE RMS SIZE - 1430.45 Sq Ft | 132.89 sq'

