



602, 701 3 Avenue SW
Calgary, Alberta

MLS # A1051448

\$439,900



Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	910 sq.ft.	Age:	2007 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Owned, Parkade, Titled, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,027
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Steam Room, Stone Counters, Storage

Inclusions: -

Welcome to luxury living at Churchill Estates in Eau Claire amongst the most desirable community in downtown Calgary. Nestled within the business district, Calgary's fine dining restaurants, bars and green space, this 2 bed/ 2 bathroom unit with 2 titled underground parking stalls, boasts a HUGE wrap around balcony perfect for watching sunsets, sipping a glass of vino around the fire table, BBQing or just kicking your feet up to read a book after a long day. A short walk to the Bow River and Princes Island Park, this apartment is strictly about luxury living in Calgary's best possible location, it was built to impress and you will feel like you are a part of an exclusive club just by living at Churchill Estates. The open concept layout rocks large windows full of natural light that show off the granite countertops, hardwood floors, maple cabinets, built-in living room fireplace, built-in ceiling sound system, huge walk-in pantry and stainless steel high end Bosch appliances, including a gas range. The Master Bedroom retreat has a full built-in closet with organizers, that is adjacent to the decadent ensuite bathroom with a soaker tub, dual sinks and fully tiled STEAM SHOWER! The large second bedroom is perfect for guests or to be used as your office, conveniently located next to the second full bathroom. Equipped onsite concierge, dual titled parking spots, titled storage unit, a massive balcony with views, an amazing location & an onsite car wash, these are amongst many reasons why you deserve to join this exclusive building to enjoy the luxurious lifestyle it provides.