

\$679,900 - 703, 701 3 Avenue Sw, Calgary

MLS® #A2193769

\$679,900

2 Bedroom, 3.00 Bathroom, 1,430 sqft
Residential on 0.00 Acres

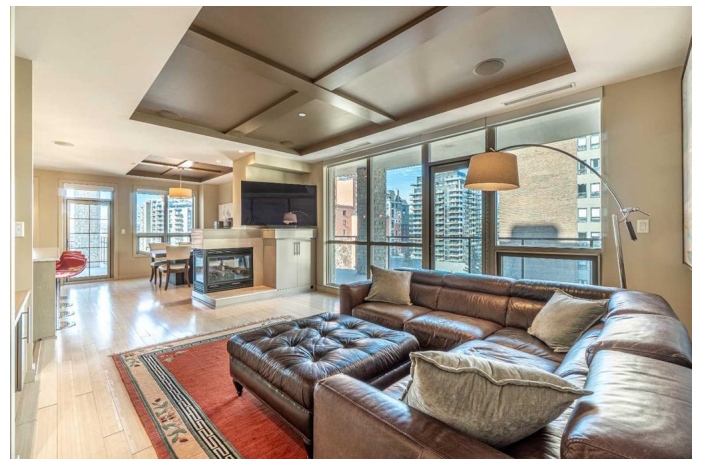
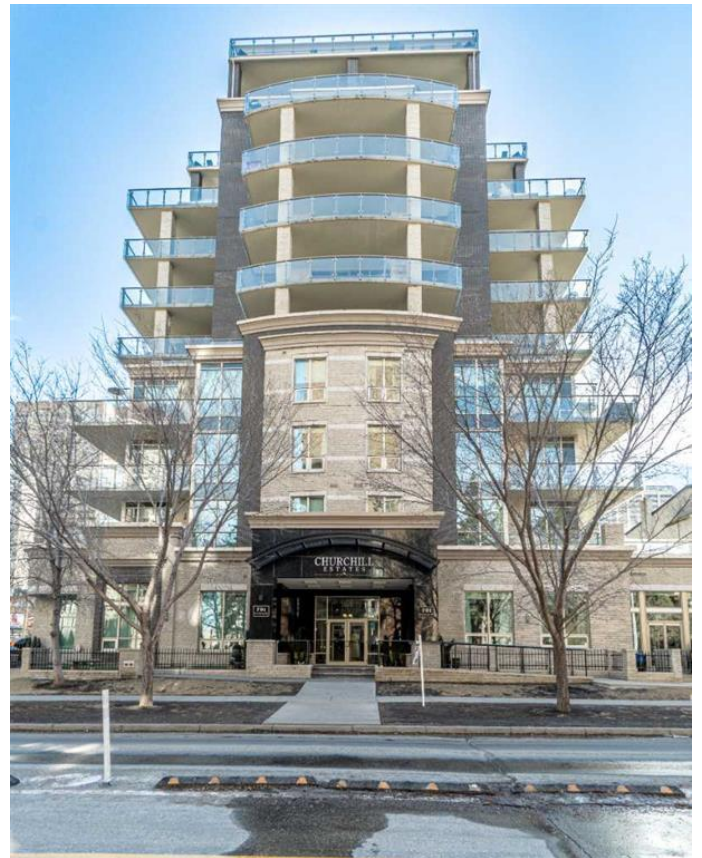
Downtown Commercial Core, Calgary, Alberta

**** 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.

Built in 2007

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2193769 |
| Price | \$679,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,430 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 703, 701 3 Avenue Sw |
| Subdivision | Downtown Commercial Core |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2P 5R3 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Car Wash, Elevator(s) |
| Parking Spaces | 2 |
| Parking | Alley Access, Heated Garage, Parkade, Stall, Underground |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | 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 |
| Appliances | Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Glass Doors, Living Room, Dining Room, See Through, |

| | |
|-------------------|------------------------------|
| | Three-Sided |
| # of Stories | 11 |
| Basement | None |
| Exterior | |
| Exterior Features | Balcony, BBQ gas line, Rain |
| Lot Description | Back Lane, Landscaped, Lev |
| Roof | Flat Torch Membrane |
| Construction | Brick, Concrete, Stone, Wood |
| Foundation | Poured Concrete |



Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 35 |
| Zoning | DC |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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