

# \$598,800 - 304, 701 3 Avenue Sw, Calgary

MLS® #A2210085

**\$598,800**

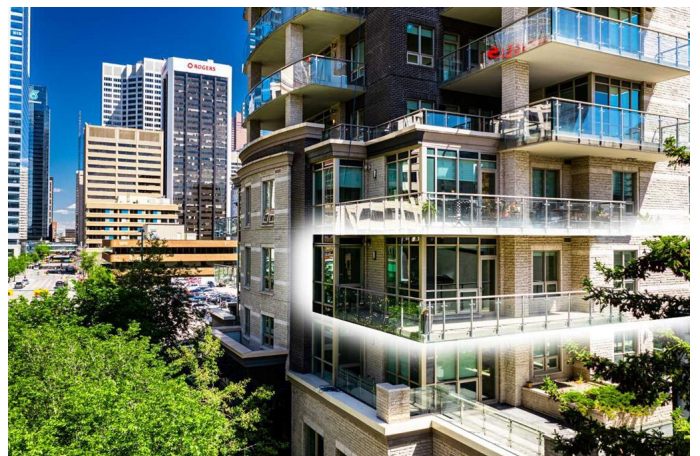
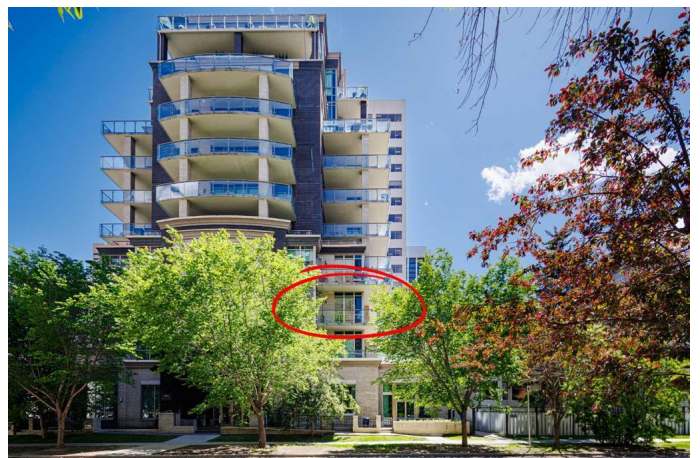
2 Bedroom, 2.00 Bathroom, 1,339 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

**\*\*PLEASE VIEW THE DRONE VIDEO\*\***

Churchill Estates is one of Calgary's most luxurious, exclusive premier condos located in the heart of the west downtown district of Eau Claire! Only 40 luxury-class residences in this stunning concrete building finished in timeless brick and sandstone. Incredibly quiet location mere minutes to the Bow River and one of Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. Situated just steps from some of Calgary's finest restaurants, including Buchanan's Chop House. Nearby Alforno Bakery and Café, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. Welcoming stately lobby, concierge and two fast elevators. Two-bedrooms and two full bathrooms. This quiet, air-conditioned suite has been painted, top to bottom including ceilings. A fabulous open design plan with an elegant peninsula gas fireplace that is enjoyed in all the principal rooms. High coffered ceilings, and floor to ceiling windows in the living/media room, flex area and dining room. A chef's dream kitchen featuring granite counters, gas stove and an abundance of full height maple cabinets and deep storage drawers. A massive 8'5" granite island with eating bar and adjoining 34" butcher block food prep area. Stainless steel appliances include French door fridge, microwave hood fan, gas



stove with convection oven and dishwasher. Balcony door from the dining room opens to the large wrap around west/north balcony with gas outlet, making this a perfect extension when entertaining. Large primary bedroom featuring a maple wall unit, walk-in closet, and luxurious five-piece ensuite bathroom with oversize shower. Spacious second bedroom with full wall maple open shelving. Three-piece main bathroom with oversize walk-in shower. In-suite laundry includes stacking washer and dryer. Gleaming hardwood floors, 18" tile and taupe tone carpet. Multi-room Dolby sound with built-in ceiling speakers. Titled storage locker, bike storage, car wash facilities and weekday concierge services. Condo fee incl. all utilities. A well-managed pet friendly building.

Titled Parking stalls #91 & #92 in the underground heated parkade are available for purchase if required. Carwash Bays, Driveway ramp is heated. Visitor parking is located off the alley behind the building.

Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210085          |
| Price          | \$598,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,339             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 304, 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), Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                        |
| Parking        | Heated Garage, Parkade, Titled, Underground, Secured                                     |
| # of Garages   | 1                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Steam Room, Track Lighting, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                                                                                                              |
| Heating           | In Floor, Fireplace(s), Natural Gas, Fan Coil                                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Mantle, Three-Sided, Glass Doors                                                                                                                                                                                                           |
| # of Stories      | 11                                                                                                                                                                                                                                                           |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, BBQ gas line  |
| Roof              | Membrane               |
| Construction      | Brick, Concrete, Stone |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | DC               |

### Listing Details

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