

1401, 837 2 Avenue SW
Calgary, Alberta

MLS # A2223213



\$2,999,900

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|------------------|--|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 4,879 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 4 | Baths: | 4 |
| Garage: | Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Views | | |

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|--------------------|--|-------------------|----------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Marble | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 6,631 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stone | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | Built In Water Feature (as is), Blown Glass Walls, Blown Glass Light Fixture in the Living Room | | |

FABULOUS renovation opportunity with expansive spaces, windows galore, huge patios + stellar views from every part of this 4879 square foot sub penthouse apartment on Point on the Bow, a sought after location with only 38 units. This elegant building is located just off the bow river pathway system in a very quiet location. Welcoming entrance to the complex with lush greenery, sitting areas + 24 hour concierge. The elevator opens directly into the sub penthouse floor with expansive open concept, two large primary suites, 2 additional bedrooms huge living spaces that offer flexibility in decorating. The patio space is over 1200 square foot ideal for entertaining + enjoying the vast 180 degree sky views which also encompass the river, mountains + city lights. Two underground parking stalls, car wash, 2 large storage units 7x12 feet. gym, pool, hot tub, social room. A wonderful lock and leave property in safe area with wonderful restaurants in immediate area + direct access to the river pathway system. Pets accepted with some restrictions + with board approval.