



**GRASSROOTS**  
REALTY GROUP

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205, 701 3 Avenue SW  
Calgary, Alberta

MLS # A2226366



**\$499,000**

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	926 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,067
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Wired for Sound		
Inclusions:	None		

Located in the prestigious Churchill Estates, this beautifully updated 2-bedroom, 2-bath residence offers two titled underground parking stalls and 925 sq. ft. of intelligently designed luxury in Calgary's Downtown Commercial Core. Every detail has been curated for elevated inner-city living—from newly installed hardwood floors and radiant in-floor heat in the reimagined primary ensuite, to the frameless glass steam shower that delivers spa-calibre relaxation. The kitchen is a chef's dream with soft-close cabinetry, honed slate countertops, and premium KitchenAid stainless steel appliances including a gas range and microwave hood fan. An elegant gas fireplace adds warmth to the open-concept living and dining area, which opens onto a rare 429 sq. ft. private terrace—an exceptional outdoor escape in the city. The spacious primary suite features a walk-through closet and a luxurious 5-piece ensuite, while the second bedroom offers flexible use as a guest room, office, or studio, with easy access to a sleek 3-piece bathroom. Thoughtful extras include a private storage locker, built-in central vacuum, integrated security wiring, weekday concierge service, heated visitor parking, and a beautifully appointed lobby. Quietly tucked just off the core yet steps to the +15, river pathways, fine dining, and boutique shopping, this is refined downtown living without compromise.