



**GRASSROOTS**  
REALTY GROUP

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304, 701 3 Avenue SW  
Calgary, Alberta

MLS # A2242230



**\$598,800**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eau Claire                                   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)           |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                  |               |                   |
| <b>Size:</b>     | 1,339 sq.ft.                                 | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Guest, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                            |               |                   |
| <b>Lot Feat:</b> | -                                            |               |                   |

**Heating:** Fan Coil, Fireplace(s), Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Membrane

**Basement:** -

**Exterior:** Brick, Concrete, Stone

**Foundation:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,595

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Track Lighting, Walk-In Closet(s), Wired for Sound

**Inclusions:** ALL LIGHT FIXTURES, TWO SETS OF FOBS & KEYS

**\*\* PLEASE NOTE THAT AT THE BUYERS REQUEST THE SELLER WILL REMOVE ONE OR BOTH BOOKCASES IN THE BEDROOMS. THE WALLS WILL BE REPAIRED AND PAINTED BY A PROFESSIONAL CONTRACTOR. \* CHECK OUT THE VIDEO FOR A TOUR. \*CHURCHILL ESTATES** is one of Calgary's most luxurious, EXCLUSIVE PREMIER CONDOS located in the heart of the west downtown district of EAU CLAIRE! An exceptional SPACIOUS CORNER UNIT featuring 1339 square feet with two bedrooms and two full bathrooms located in a 40 luxury-class residence with concrete building finished in timeless Tyndall Stone, which is a fine grain limestone only quarried in Manitoba. MERE MINUTES TO THE BOW RIVER and Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! . Quiet AIR-CONDITIONED condo has been freshly painted from top to bottom, including the ceilings. 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! A CHEF'S DREAM KITCHEN featuring granite counters, gas stove and full height maple cabinets and storage drawers. A massive "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. EXPANSIVE CORNER BALCONY from the dining room and flex area 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. Hardwood floors, tile and taupe tone carpet. Multi-room Dolby sound with built-in ceiling speakers. WALK TO EAU-CLAIRE, PRINCES'S ISLAND PARK AND KENSINGTON, just across the river. TAKE A SHORT STROLL AND DINE AT SOME OF CALGARY'S FINEST RESTAURANTS, including Buchanan's Chop House and Alforno Bakery and Cafe;. Two blocks from the Plus 15 network. Stately secure lobby and weekday concierge. TWO TITLED UNDERGROUND PARKING stalls #91 & 92, storage locker #155, bike storage and car wash facilities. Condo fee incl. all utilities. Well-managed pet friendly building. Visitor parking at the back of building. This condo with two titled parking stalls and titled storage locker has an ASSESSED AT A VALUE OF \$664,500.00 for 2025 as per the City of Calgary.