



**GRASSROOTS**  
REALTY GROUP

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1101, 110 7 Street SW  
Calgary, Alberta

MLS # A2252211



**\$1,650,000**

|           |                                                              |        |                   |
|-----------|--------------------------------------------------------------|--------|-------------------|
| Division: | Eau Claire                                                   |        |                   |
| Type:     | Residential/High Rise (5+ stories)                           |        |                   |
| Style:    | Apartment-Single Level Unit                                  |        |                   |
| Size:     | 2,849 sq.ft.                                                 | Age:   | 2003 (22 yrs old) |
| Beds:     | 3                                                            | Baths: | 3 full / 1 half   |
| Garage:   | Enclosed, Garage Door Opener, Oversized, Titled, Underground |        |                   |
| Lot Size: | -                                                            |        |                   |
| Lot Feat: | -                                                            |        |                   |

|             |                                                                                                                                                                                                                                                                     |            |          |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| Heating:    | Forced Air, Natural Gas                                                                                                                                                                                                                                             | Water:     | -        |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                              | Sewer:     | -        |
| Roof:       | -                                                                                                                                                                                                                                                                   | Condo Fee: | \$ 3,013 |
| Basement:   | -                                                                                                                                                                                                                                                                   | LLD:       | -        |
| Exterior:   | Brick, Concrete, Stone                                                                                                                                                                                                                                              | Zoning:    | DC       |
| Foundation: | Poured Concrete                                                                                                                                                                                                                                                     | Utilities: | -        |
| Features:   | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s) |            |          |
| Inclusions: | N/A                                                                                                                                                                                                                                                                 |            |          |

This is a one-of-a-kind opportunity: this original-owner, 11th floor executive condominium offers over 3,000 sq. ft. of refined living space highlighted by a layout unlike any other in the city. Floor-to-ceiling windows frame sweeping views of the iconic Peace Bridge, Bow River pathways, and the Rocky Mountains. Designed for both comfort and sophistication, the home features three spacious bedrooms&mdash;each with its own ensuite&mdash;for a total of four bathrooms. Multiple living and dining areas provide flexibility for both everyday living and entertaining. Outdoor living is exceptional with two patios, including an expansive private terrace that captures breathtaking, unobstructed views. Every detail has been carefully considered by the original owner. Premium finishes, Sub-Zero and Miele appliances, central air conditioning, custom millwork throughout and so much more. The thoughtful floor-plan creates an effortless flow between spaces. Utilities&mdash;electricity, water, gas, and heat&mdash;are fully included for added convenience. Residents also enjoy the security and ease of seven-day-a-week concierge service, making this the perfect lock-and-leave lifestyle. Situated just steps from Prince's Island Park, the river pathways, boutique caf&eacute;s, and some of Calgary's best hidden dining gems, this residence combines the energy of downtown living with the privacy of a true retreat. Additional highlights include two titled parking stalls (one oversized) and a large private storage unit. Private showings available by appointment only.