



501, 837 2 Avenue SW
Calgary, Alberta

MLS # A2289984



\$595,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,123 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 1,107 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s) | | |

Inclusions: None

Welcome to the Point on the Bow one of Calgary's finest and most prestigious luxury buildings. Immaculate perfection with this bright and upgraded condominium home with entertaining open floor plan and large south facing floor-to-ceiling windows providing an abundance of natural light. This meticulously well-maintained home was just freshly painted throughout and recently renovated with gorgeous hardwood flooring, 3 pce shower stall and upgraded air conditioning unit. Beautiful open kitchen with large eat-in Island, granite counter tops, stainless steel appliance package, large pantry and plenty of cupboard space. Spacious living and dining areas with gas fireplace and access to large covered balcony with nice views of the Bow River Ravine. Primary bedroom is very spacious with 2nd gas fireplace, walk-in closet, 4 pce ensuite bathroom, jetted soaker tub, shower stall and access to large balcony. Guest bedroom is a good size with corner office area, built-in shelving and double closets. 3 pce main bathroom with renovated shower stall is conveniently located next to guest bedroom. Comes with separate laundry room, washer/dryer stack, rough-in vacuum system, underground titled parking stall and secure storage locker room conveniently located in front of your parking stall close to the elevator! The location is extraordinary situated across from Peace Park on quiet cul-de-sac in West Eau Claire! The luxurious Point on the Bow has an incredible Tropical Atrium Lobby, first-class amenities, full-time concierge service and efficient onsite building manager. The Point Spa amenities include indoor pool, hot tub, fully equipped fitness room, private social lounge with full kitchen, south facing garden terrace with gas bbq, main floor library with billiard table and wet bar, underground visitor parking and fully-equipped car wash bay. The beautiful Tropical Atrium Lobby creates a

lush natural garden oasis with extensive ledge stone planters and bridge, 2 impressive granite waterfalls with trickle creek ponds and comfortable seating areas. This amazing lifestyle opportunity can be yours with close proximity to the world-class pathway system, beautiful Prince's Island Park, Bow River and Lagoon, Eau Claire Athletic Club, fine Dining and great Restaurants, Cafes and Pubs, Plus 15 Skywalk System, LRT & Transportation, Peace Bridge and just a short walk to Kensington Shops, Safeway and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!