



GRASSROOTS
REALTY GROUP

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901, 837 2 Avenue SW
Calgary, Alberta

MLS # A2291461



\$2,250,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	3,479 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 4,823
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Positioned at the western edge of Downtown Calgary, this extraordinary 3,487 sq. ft. residence offers one of the largest and most impressive floorplans in the building. Renovated approximately five years ago the home blends timeless design with elevated comfort at a scale rarely found in downtown living. The main living spaces are truly grand — expansive living room, formal dining room, generous family room, and a substantial office/den, all thoughtfully proportioned for both elegant entertaining and everyday living. The principal living and dining areas are framed by floor-to-ceiling windows with sweeping western views, flooding the space with natural light and capturing spectacular sunsets over the river valley. The new kitchen was thoughtfully redesigned and built for both entertaining and everyday function. A full wall of built-in pantry storage provides exceptional organization, while the oversized island offers additional cabinetry, seating for bar stools, and ample prep space. There is also room for a casual dining table and chairs, creating a warm, informal gathering space separate from the formal dining room. A remarkable 1,200 sq. ft. wraparound balcony extends the living space outdoors, offering west, south, and north exposures along the Bow River — an extraordinary setting for hosting or quiet morning coffee above the pathways. The primary retreat is a private sanctuary with its own balcony, dual walk-in closets, and a luxurious five-piece ensuite featuring a walk-in shower and walk-in tub. The second bedroom includes a walk-in closet and cheater access to a beautifully finished three-piece bath with walk-in shower. Residents enjoy full-service amenities including full-time concierge, on-site management, indoor pool and hot tub, fitness centre, social lounge with full kitchen, main floor library with billiards, car wash bay, underground visitor

parking, and secure fob-to-floor access. Steps to river pathways and Eau Claire amenities — with quick access out of the core — this is a rare, statement residence for those who value space, light, and refined urban living.