



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1401, 837 2 Avenue SW
Calgary, Alberta

MLS # A2295610



\$2,699,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	4,879 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	4
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 6,631
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: Built-In features (as is), blown glass walls, blown glass light fixture in living room.

Exceptional opportunity to reimagine a truly grand sub-penthouse residence in the exclusive Point on the Bow, an intimate + highly sought-after building of just 38 residences. Offering nearly 4,900 square feet of living space, this remarkable home showcases expansive proportions, floor-to-ceiling windows + breathtaking, unobstructed views from every principal room. Privately accessed by elevator, the residence opens to a sprawling + versatile layout featuring two luxurious primary suites, two additional bedrooms + extensive living + entertaining areas designed for both formal + relaxed settings. The outdoor experience is equally impressive, with over 1,200 square feet of patio space—perfect for sophisticated entertaining or quiet enjoyment of the panoramic 180-degree vistas spanning the Bow River, mountains + city skyline. Set in a serene riverside location just steps to the pathway system, the building offers a refined lifestyle with 24-hour concierge, welcoming landscaped grounds + premium amenities including indoor pool, hot tub, fitness centre + social lounge. Additional highlights include two underground parking stalls, car wash bay + two generous storage rooms. An exceptional lock-and-leave offering combining scale, privacy + an unparalleled setting, with acclaimed dining + urban conveniences just moments away. Pets permitted with board approval.