



GRASSROOTS
REALTY GROUP

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

701, 701 3 Avenue SW
Calgary, Alberta

MLS # A2150369



\$425,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	825 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,088
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Steam Room, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: TV Mounts, Speakers

NOW EASY TO SHOW & quick possession is available!! Luxury living awaits you at Churchill Estates, a prominent boutique development steps from river pathways and conveniently situated in Eau Claire. This exquisite property offers an oversized private PATIO with stunning downtown skyline views, providing over 300 SF of outdoor space bathed in sunny SE exposure, perfect for entertaining. Step inside to discover open concept living at its finest, featuring engineered hardwood floors, custom millwork, solid core doors, coffered ceilings, and built-in speakers throughout. The gourmet kitchen is a chef's delight, complete with high-end appliances and ample counter space. The primary bedroom retreat is a true sanctuary, boasting a cozy gas fireplace, a generously sized walk-in closet, and a spa-like ensuite bathroom with heated floors, a steam shower, dual sinks, a water closet, and a luxurious deep soaker tub—an ideal way to unwind after a long day. Spoil yourself with the exclusive amenities offered by Churchill Estates, including weekday concierge service, air conditioning, TWO titled underground parking spots, a titled storage locker, extra bike storage, car wash facilities, high-speed elevators, and an opulent lobby. The condo fees include ELECTRICITY, gas, heat, water, sewer, snow removal, insurance, parking, concierge, security, professional management, and contributions towards the very healthy reserve fund. This is not just a home; it's a lifestyle of luxury and convenience in one of Calgary's most desirable locations. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo!