



GRASSROOTS
REALTY GROUP

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304, 701 3 Avenue SW
Calgary, Alberta

MLS # A2210085



\$598,800

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,339 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 1,350
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Steam Room, Track Lighting, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

****PLEASE VIEW THE DRONE VIDEO**** Churchill Estates is one of Calgary's most luxurious, exclusive premier condos located in the heart of the west downtown district of Eau Claire! Only 40 luxury-class residences in this stunning concrete building finished in timeless brick and sandstone. Incredibly quiet location mere minutes to the Bow River and one of Calgary's largest networks of pedestrian and bicycle pathways along the Bow River! Walk to the office, Eau Claire Park, Prince's Island Park and the desirable community of Kensington, just across the river. Situated just steps from some of Calgary's finest restaurants, including Buchanan's Chop House. Nearby Alforno Bakery and Cafe, plus a variety of shops, pubs and only 2 blocks from the Plus 15 network. Welcoming stately lobby, concierge and two fast elevators. Two-bedrooms and two full bathrooms. This quiet, air-conditioned suite has been painted, top to bottom including ceilings. A fabulous open design plan with an elegant peninsula gas fireplace that is enjoyed in all the principal rooms. High coffered ceilings, and floor to ceiling windows in the living/media room, flex area and dining room. A chef's dream kitchen featuring granite counters, gas stove and an abundance of full height maple cabinets and deep storage drawers. A massive 8'x5' granite island with eating bar and adjoining 34'x4' butcher block food prep area. Stainless steel appliances include French door fridge, microwave hood fan, gas stove with convection oven and dishwasher. Balcony door from the dining room opens to the large wrap around west/north balcony with gas outlet, making this a perfect extension when entertaining. Large primary bedroom featuring a maple wall unit, walk-in closet, and luxurious five-piece ensuite bathroom with oversize shower. Spacious

second bedroom with full wall maple open shelving. Three-piece main bathroom with oversize walk-in shower. In-suite laundry includes stacking washer and dryer. Gleaming hardwood floors, 18" tile and taupe tone carpet. Multi-room Dolby sound with built-in ceiling speakers. Titled storage locker, bike storage, car wash facilities and weekday concierge services. Condo fee incl. all utilities. A well-managed pet friendly building. Titled Parking stalls #91 & #92 in the underground heated parkade are available for purchase if required. Carwash Bays, Driveway ramp is heated. Visitor parking is located off the alley behind the building.