

703, 701 3 Avenue SW
Calgary, Alberta

MLS # A2193769



\$679,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,430 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 1,699
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wired for Sound

Inclusions: 2 "Cubby" vacuums "as is"

** Please click on "Videos" for 3D tour ** Welcome to a very well appointed luxury residence in desirable "Churchill Estates". This executive building is home to 40 homes - only 4 per floor and features: 2 large bedrooms, 2.5 bathrooms including a 6-piece en suite bath (steam shower included), 1430 square feet of indoor living space, TWO large decks with water line and gas line), NW corner unit, cozy fireplace, central air conditioning, in suite laundry with full sized washer & dryer, TWO titled parking spaces, 1 titled storage locker, in-ceiling speakers and much more! The building is truly in a league of its own - high end finishings radiate throughout the lobby & hallways, a fabulous concierge (7:30am-3:30pm M-F) and always impeccably maintained on a daily basis. Location can't be beat - 3 blocks to the Bow River/Pathway system/Prince's Island Park, many fantastic restaurants close by, all amenities/shopping within walking distance and easy access to all major routes. Condo fees include everything - all utilities (electricity, water, sewer, garbage, recycling, organics, gas/heat, A/C), concierge (M-F), car wash, parkade cleaning (biweekly), cleaning of common areas (daily) and exterior maintenance. This is for the discerning buyer that wants luxury living and an option for a true lock and go lifestyle.