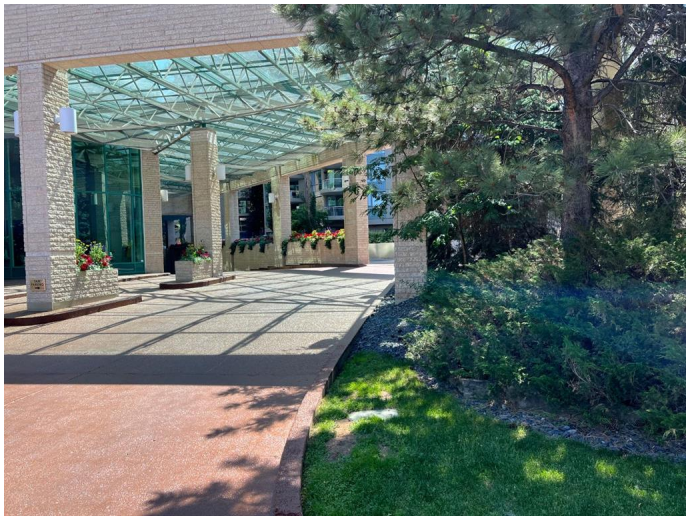
$989,900 - 303, 837 2 Avenue Sw, Calgary

MLS® #A2114969

$989,900
2 Bedroom, 2.00 Bathroom, 1,917 sqft
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta



Point On The Bow one of Eau Claireâ€™s most desired condominium buildings with perhaps the most desired locations in Eau Claire. Spectacular NW vistas fronting the Bow River, Peace Park, and valley. 26 foot long balcony to relax and enjoy the panoramic views. The moment you enter the outstanding lobby, you know this building is exceptional. The lobby is filled with mature tropical plants, ponds, stream, and waterfalls. Beautifully maintained, dramatic night lighting. This atrium also has pleasant relaxing sitting areas, plus access to the Library. One of the few buildings in Calgary with 24 hour manned concierge first class services/security, exceptional personal management and staff. Expansive open floor plan with a wall of large windows facing the Bow River and parkland. Beautiful hardwood floors in principal room, limestone in the kitchen, tiled floors in baths. Custom built in computer office cabinetry. Custom maple kitchen cabinets, some with leaded glass accent doors, lots of storage capabilities. Stainless steel upgraded Miele appliances, double ovens, warming drawer, gas cook top, microwave. Miele dishwasher. Stainless steel vent hood. Granite countertops. Dining room has a custom granite topped China cabinet with glass upper drawers. Programmable touch lighting controls, three fireplaces one in the living room, plus one in each bedroom! Six piece ensuite bath with double jetted tub, two sinks, separate steam shower, plus bidet. Three piece bath, plus another ensuite two

piece bath. Central air conditioning, built in central vacuum system. Oversized laundry room with sink, extra storage, plus many cabinets. Some amenities included is one parking stall, a car wash, indoor pool, sauna, fitness centre, spa hot tub, party room, library, visitor parking. Fantastic location for instant access to pathways, parks, walks along the river, restaurants, shopping, even a very short walk to enjoy what Kensington has to offer.

Built in 1999

Essential Information

MLS® #	A2114969
Price	$989,900
Sold Price	$975,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,917
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	303, 837 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P0E6

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Park, Party Room, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub,

	Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled

Interior

Interior Features	Closet Organizers, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Built-In Refrigerator, Dishwasher, Double Oven, Gas Cooktop, Microwave, Range Hood, Warming Drawer, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Gas, Glass Doors, Living Room, Master Bedroom
# of Stories	15
Basement	None

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete, Other
Foundation	Poured Concrete

Additional Information

Date Listed	March 24th, 2024
Date Sold	December 3rd, 2024
Days on Market	253
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty

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