

\$549,900 - 305, 701 3 Avenue Sw, Calgary

MLS® #A2129656

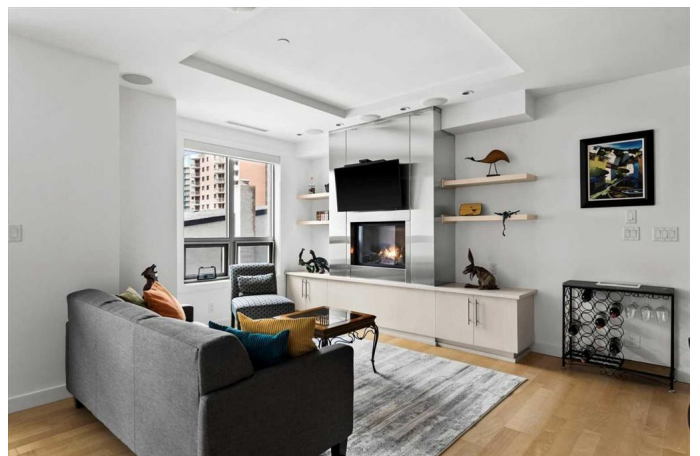
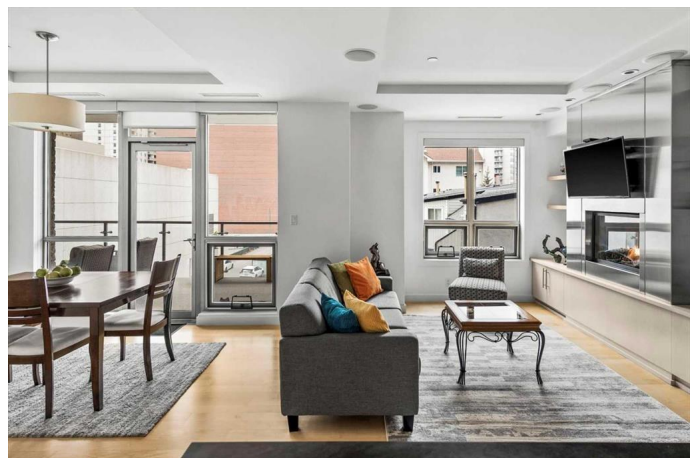
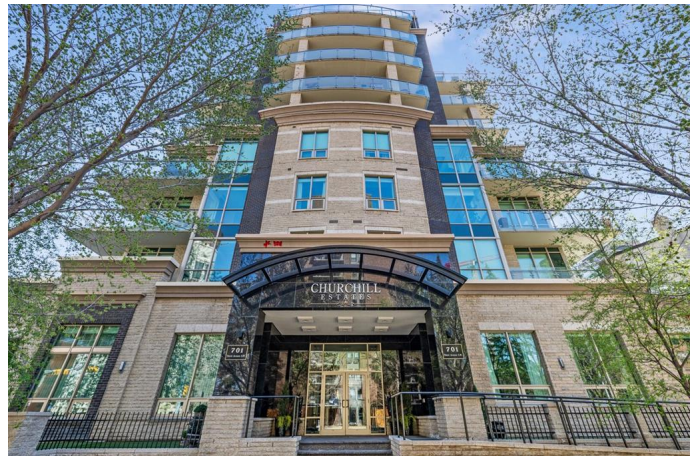
\$549,900

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Check out the full PROPERTY TOUR VIDEO using multimedia link Presenting unit #305 in the premier residence of Churchill Estates, one of Calgary's most luxurious and exclusive condo buildings. With only 40 units and its concrete construction, this sophisticated building is exceptionally private and extremely quiet. Upon entering, you are greeted by the concierge and a gorgeous foyer with a library/sitting area. Head up to the 3rd floor and enter unit #305, where you'll be greeted with superior finishes including solid-core doors, soap-stone countertops, stainless steel appliances, and neutral maple cabinetry. Freshly painted throughout, this nearly 1,100sf condo presents an attractive open layout with two bedrooms, two bathrooms, a spacious modern kitchen with plenty of storage space and beautiful maple cabinetry, a generously sized laundry room, a formal dining room, and an incredibly sized west-facing balcony, which is the perfect extension to this floor plan. The primary suite presents a 6-piece ensuite that features an over-sized soaker tub, steam shower, in-floor heat, and dual vanities, while the spacious walk-in closet has been outfitted with custom organizers. The second bedroom is separated for added privacy and has been outfitted with a custom murphy bed, making this a great guest suite or at-home office. Step out onto the oversized, wrap-around balcony to enjoy the west-facing sun all summer long, offering plenty of space for a full dining or lounge set to



host your family and friends. This condo includes two underground titled parking stalls, an underground titled storage locker, complimentary bike storage area, a car wash bay, and comes complete with weekday concierge! Make note the condo fees include ALL utilities including heat, water, electricity, central A/C, and natural gas. An unbelievable location just steps to the Bow River pathways, Princeâ€™s Island Park, Buchananâ€™s Chop House, and Alforno Bakery! *CHECK OUT MULTIMEDIA link for 360 virtual tour, full property tour video, and floor plans*

Built in 2007

Essential Information

MLS® #	A2129656
Price	\$549,900
Sold Price	\$534,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	305, 701 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

Amenities

Amenities	Car Wash, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Parkade, Secured, Side By Side, Titled, Underground

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Washer, Window Coverings
Heating	Fan Coil, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Metal
# of Stories	11

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	June 26th, 2024
Days on Market	50
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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