

# \$1,225,000 - 604, 690 Princeton Way Sw, Calgary

MLS® #A2135291

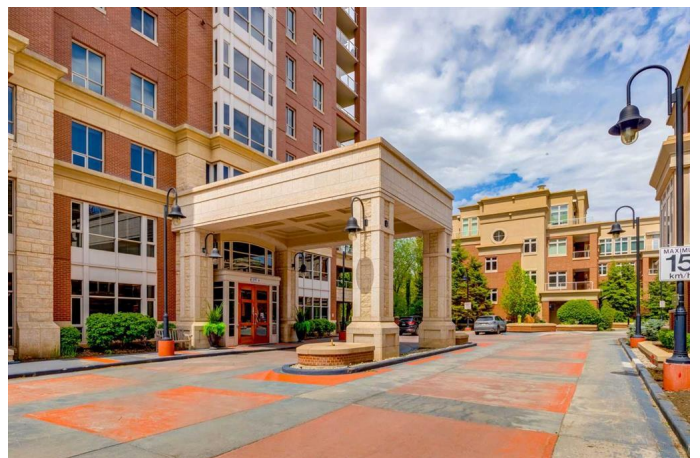
**\$1,225,000**

2 Bedroom, 2.00 Bathroom, 1,720 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

"PRINCETON HALL" one of Calgary's most Prestigious and Renowned Residences located in the Magnificent community of Eau Claire, nestled against the picturesque setting of Princes Island Park, the Bow River, the Peace Bridge and stunning walking and biking pathways! Your Exclusive Luxury living lifestyle starts with 24 hour Concierge service that welcome you as you step into the elegant foyer and then whisks you up the elevator to your private entrance directly into your home! This Stunning South-facing location with 9 ft ceilings and large bright floor-to-ceiling windows enhances your elevated views of the River, Park and the downtown city skyline! Entertaining will be delightful in this sunny open concept, exceptional floor plan with spacious rooms that you and your guests will enjoy! Gorgeous bright open kitchen showcases plenty of soft close cabinetry, a high-end Stainless Steel Appliance package with six burner gas stove, built-in Fridge, built in oven and granite counters. Spacious Covered Balcony just off the kitchen is a host's dream, with gas-line for barbecuing, room for several pieces of patio furniture and Fabulous views of Calgary's downtown Skyline! The owners purchased this unit because the balcony is quiet, peaceful and has very little wind unlike other units! Elegant quality finishings with high coffered ceilings, New Chic Light fixtures, Lovely hardwood floors, two gas fireplaces and New Trendy paint throughout are sure to impress. Grand Primary Suite



showcases large east and south windows for beautiful Sunrises, its own fireplace, 5 pc ensuite, Expansive walk-in closet and blackout blinds for privacy. Second bedroom or den features stunning views of downtown and a 3pc jack and jill bathroom. Completing this upscale condo is a dedicated in-suite laundry room, two titled underground parking stalls and an OVERSIZED titled storage locker.

Princeton Hall offers a refined lifestyle with a Tuscan-style wine cellar, Private function room, an exercise facility with steam and shower rooms, a Professional board room, an owner's guest suite and Heated and secured underground parkade featuring a heated ramp and wash bay! In addition to its premium location near the Bow River and Princes Island Park you will find grocery shopping nearby, fine dining such as Al Forno Bakery and Cafe, Buchanans Chop House and more. Plentiful shops, dining and amenities are within reach on 4th ave and across the river in the trendy area of Kensington! You can easily traverse the city from this building with quick access to Bow Trail and Memorial Drive. Vacant, move in ready and the perfect property to call your new home! Imagine living in luxury in this stunning condo in the heart of downtown Calgary right beside the Bow River!

Built in 2002

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2135291    |
| Price          | \$1,225,000 |
| Sold Price     | \$1,150,000 |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,720       |
| Acres          | 0.00        |
| Year Built     | 2002        |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Apartment   |
| Style    | Apartment   |
| Status   | Sold        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 604, 690 Princeton Way Sw |
| Subdivision | Eau Claire                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2P 5J9                   |

### Amenities

|                |                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Service Elevator(s), Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                                                                                               |
| Parking        | Heated Garage, Secured, Titled, Underground                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator                                                            |
| Heating           | Forced Air, Hot Water                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                       |
| Fireplaces        | Bedroom, Double Sided, Gas, Glass Doors, Living Room, Mantle, See Through                                                                                                               |
| # of Stories      | 14                                                                                                                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Brick                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2024 |
|-------------|-----------------|

|                |                 |
|----------------|-----------------|
| Date Sold      | June 24th, 2024 |
| Days on Market | 11              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 0.00            |

**Listing Details**

Listing Office            RE/MAX Realty Professionals

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