

\$595,000 - 601, 837 2 Avenue Sw, Calgary

MLS® #A2147475

\$595,000

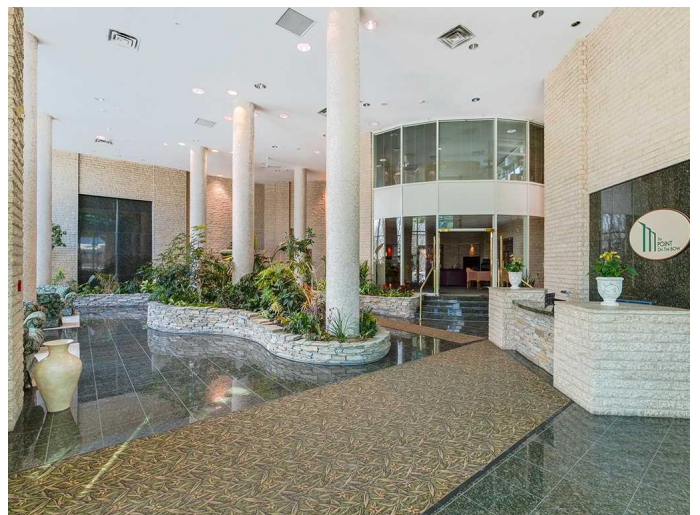
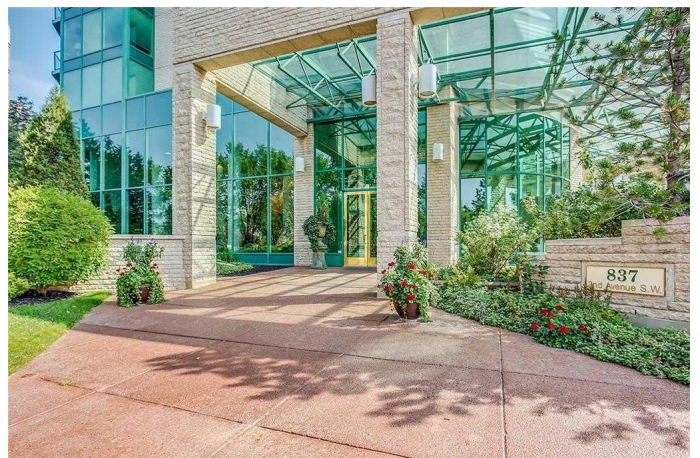
2 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to one of Calgary's finest premier buildings - the luxurious "Point on the Bow" in west Eau Claire! Immaculate perfection with this bright south facing upgraded condominium with entertaining open floor plan and large south floor-to-ceiling windows providing plenty of natural light. This meticulously well-maintained home was just freshly painted throughout and upgraded with granite counter tops and gorgeous hardwood floors. Beautiful open kitchen with large granite eat-in Island, stainless steel appliance package, large pantry and plenty of cupboard space. Spacious living and dining areas with gas fireplace and access to large covered balcony with nice views of the Bow River Ravine. Primary bedroom is very spacious with 2nd gas fireplace, access to large balcony, city views, 4 pce ensuite bathroom with jetted soaker tub, shower stall and walk-in closet. 2nd/guest bedroom is a good size with built-in speakers and 2 closets. 3 pce main bathroom with large shower stall is conveniently located next to guest bedroom. Comes with separate laundry room, washer/dryer stack, large tile entrance to greet your guests, large underground titled parking stall and secure over-sized titled storage locker-room that's super handy in front of the parking stall with a choice convenient location close to the elevator! Registered Size 1292 sf.

The Point on the Bow is a luxury low-density building with only 38 suites, incredible Tropical Atrium Lobby, first-class amenities, full-time concierge service and efficient experienced



onsite building manager. The location is extraordinary situated across from Peace Park on quiet no-thru traffic cul-de-sac in West Eau Claire! Outstanding amenities include indoor pool, hot tub, fully equipped fitness room, large social lounge with full kitchen, outdoor garden terrace with gas barbecue, main floor library with billiard table & wet bar, underground visitor parking, car wash bay and beautiful Tropical Atrium Lobby that creates a lush natural garden oasis with extensive ledge stone planters, stone bridge and 2 impressive granite waterfalls with trickle creek ponds! This amazing lifestyle opportunity can be yours with close proximity to the world-class pathway system, beautiful Prince's Island Park, Bow River and Lagoon, Peace Bridge, Shopping, Cinemas, many fine Restaurants and Caf  s, Plus 15 Skywalk System, LRT & Transportation and just a short walk to Kensington Shops, Safeway and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!

Built in 1999

Essential Information

MLS�� #	A2147475
Price	\$595,000
Sold Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	601, 837 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0E6

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Other, Party Room, Picnic Area, Recreation Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

Interior

Interior Features	Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Glass Doors, Living Room, Master Bedroom
# of Stories	15

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Concrete, Stone

Additional Information

Date Listed	July 8th, 2024
Date Sold	August 14th, 2024
Days on Market	37
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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