

\$458,000 - 302, 701 3 Avenue Sw, Calgary

MLS® #A2148120

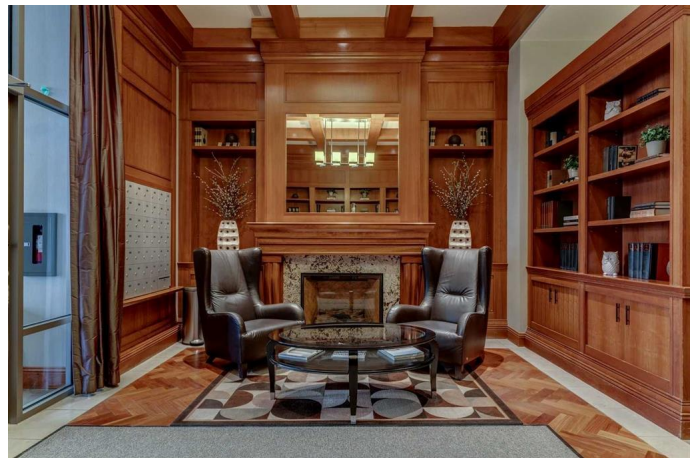
\$458,000

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome Home to Churchill Estates! This boutique style residence is located 2 blocks from the Bow River Pathways, a short walk from Princess Island & Eau Claire, & just one block from the +15 system. Boasting 911 ft² the open concept floor plan enjoys stunning morning light via massive East facing windows. The plan is extremely functional: the bedrooms are located on opposite sides of the unit while the open living/kitchen/dining area is the heart of the home. The spacious central kitchen features ample cabinets, quartz countertops, stainless steel appliances (including a gas range), & a large island. The dining area offers ample room for 6 guests; a beautiful built in buffet affords more storage solutions. The living area offers a stunning gas fireplace with built in cabinetry, coffered ceilings, & access to the massive covered East facing balcony (with gas hook up), an ideal spot to begin & end your day. The primary bedroom enjoys large East facing windows & the en-suite bathroom is decadent with heated floors, deep soaker tub, steam shower, a large walk in closet (newly outfitted by California Closets), & built-in speakers. The second bed currently utilized as an office) also enjoys East exposure & resides adjacent a beautiful 3 pc bath with stand up glass shower. Remote control black out blinds in both bedrooms. There is in-suite laundry, plenty of in-suite storage, a titled storage locker, & two titled side by side parking stalls. Lutron Smart Switches lend further convenience. The well



run executive level complex offers a car wash, bike storage, guest parking, & full time concierge service, just some of the many perks of living in Churchill Estates. Call for more information!

Built in 2007

Essential Information

MLS® #	A2148120
Price	\$458,000
Sold Price	\$463,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	302, 701 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Guest, Parkade, Side By Side, Titled, Underground

Interior

Interior Features	Beamed Ceilings, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
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Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	11

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Concrete, Stone, Stucco

Additional Information

Date Listed	July 17th, 2024
Date Sold	July 27th, 2024
Days on Market	10
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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