

# \$535,000 - 203, 701 3 Avenue Sw, Calgary

MLS® #A2209043

## \$535,000

2 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Presenting unit #203 in prestigious Churchill Estates, one of Calgary's most luxurious and exclusive condo buildings in Eau Claire & the Commercial Core. Boutique + sophisticated building with only 40 units & exceptional PRIVACY. Solid concrete construction adds to the building's quiet atmosphere, convenient weekday concierge gives owners peace of mind. Just a few blocks from Restaurants, Princes Island Park, Bow River, Pathways & ALFORNO Bakery & Café! 2 bedroom + 2 full bath CORNER UNIT condo boasts, 2 TITLED PARKING STALLS + TITLED STORAGE & 1,008+ sqft of luxurious living space with nice size wrap around terrace to enjoy the SUN from different times of the day & year + a rare private GARDEN bed. Perfect for the professional individual, couple, or small family who appreciates quality, convenience and a premier LOCATION. Functional + inviting floorplan with a spacious entry, leads past a full laundry room equipped with a smart built-in vacuum system (with a retractable hose) + full 3 pc bathroom. Floor to ceiling windows through the main living with hardwood floors, painted ceilings + built-in sound. Spacious kitchen with clean wooden cabinets, ss appliances, center island + granite countertops. Built-in bookshelf separates the dining & living room with high end coffered ceilings. Primary bedroom features a floor-to-ceiling custom wall closet + slim mounted TV & a gorgeous five-piece ensuite



with separate tub + shower, double vanity & water closet. Great sized second bedroom / Den is larger than what youâ€™ll find in many single-family homes. Additional features include: built-in speakers, solid core interior doors, complimentary bike storage & car wash. An unbelievable location and exceptional value!

Built in 2007

### **Essential Information**

MLS® #	A2209043
Price	\$535,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	203, 701 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Car Wash
Parking Spaces	2
Parking	Titled, Underground

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Other, Rough-In
# of Stories	11

## Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	27
Zoning	DC

## Listing Details

Listing Office	RE/MAX House of Real Estate
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