

# \$499,000 - 205, 701 3 Avenue Sw, Calgary

MLS® #A2226366

**\$499,000**

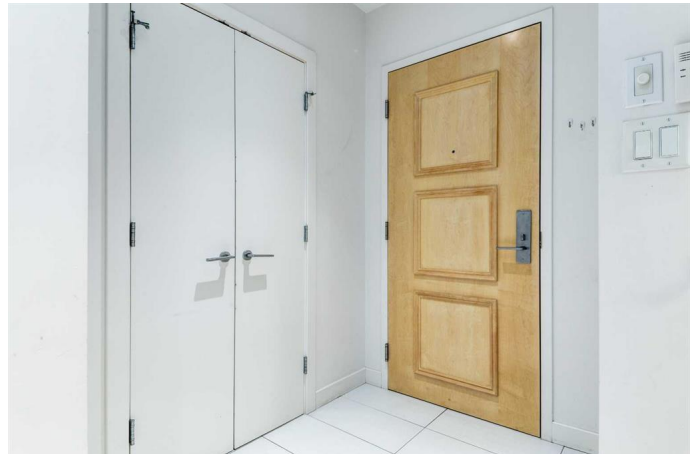
2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Located in the prestigious Churchill Estates, this beautifully updated 2-bedroom, 2-bath residence offers two titled underground parking stalls and 925 sq. ft. of intelligently designed luxury in Calgary's Downtown Commercial Core. Every detail has been curated for elevated inner-city living—from newly installed hardwood floors and radiant in-floor heat in the reimagined primary ensuite, to the frameless glass steam shower that delivers spa-calibre relaxation. The kitchen is a chef's dream with soft-close cabinetry, honed slate countertops, and premium KitchenAid stainless steel appliances including a gas range and microwave hood fan. An elegant gas fireplace adds warmth to the open-concept living and dining area, which opens onto a rare 429 sq. ft. private terrace—an exceptional outdoor escape in the city. The spacious primary suite features a walk-through closet and a luxurious 5-piece ensuite, while the second bedroom offers flexible use as a guest room, office, or studio, with easy access to a sleek 3-piece bathroom. Thoughtful extras include a private storage locker, built-in central vacuum, integrated security wiring, weekday concierge service, heated visitor parking, and a beautifully appointed lobby. Quietly tucked just off the core yet steps to the +15, river pathways, fine dining, and boutique shopping, this is refined downtown living without compromise.

Built in 2007



## Essential Information

MLS® #	A2226366
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	205, 701 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

## Amenities

Amenities	Car Wash, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Garbage Chute
Parking Spaces	2
Parking	Stall, Underground

## Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Fan Coil, In Floor, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

# of Stories            11

## **Exterior**

Exterior Features    Balcony, BBQ gas line, Lighting

Construction        Brick, Concrete, Stone

## **Additional Information**

Date Listed           June 2nd, 2025

Days on Market      85

Zoning                DC (pre 1P2007)

## **Listing Details**

Listing Office        Gravity Realty Group

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