

303, 837 2 Avenue SW  
Calgary, Alberta

MLS # A2114969



**\$1,000,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Natural Gas

**Floors:** Hardwood, Marble, Tile

**Roof:** Tar/Gravel

**Basement:** None

**Exterior:** Concrete, Other

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,736

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** Window Blinds

Point On The Bow one of Eau Claire's most desired condominium buildings with perhaps the most desired locations in Eau Claire. Spectacular NW vistas fronting the Bow River, Peace Park, and valley. 26 foot long balcony to relax and enjoy the panoramic views. The moment you enter the outstanding lobby, you know this building is exceptional. The lobby is filled with mature tropical plants, ponds, stream, and waterfalls. Beautifully maintained, dramatic night lighting. This atrium also has pleasant relaxing sitting areas, plus access to the Library. One of the few buildings in Calgary with 24 hour manned concierge first class services/security, exceptional personal management and staff. Expansive open floor plan with a wall of large windows facing the Bow River and parkland. Beautiful hardwood floors in principal room, limestone in the kitchen, tiled floors in baths. Custom built in computer office cabinetry. Custom maple kitchen cabinets, some with leaded glass accent doors, lots of storage capabilities. Stainless steel upgraded Miele appliances, double ovens, warming drawer, gas cook top, microwave. Miele dishwasher. Stainless steel vent hood. Granite countertops. Dining room has a custom granite topped China cabinet with glass upper drawers. Programmable touch lighting controls, three fireplaces one in the living room, plus one in each bedroom! Six piece ensuite bath with double jetted tub, two sinks, separate steam shower, plus bidet. Three piece bath, plus another ensuite two piece bath. Central air conditioning, built in central vacuum system. Oversized laundry room with sink, extra storage, plus many cabinets. Some amenities included is one parking stall, a car wash, indoor pool, sauna, fitness centre, spa hot tub, party room, library, visitor parking. Fantastic location for instant access to pathways, parks, walks along the river, restaurants, shopping, even a very

short walk to enjoy what Kensington has to offer.