

\$679,900 - 703, 701 3 Avenue Sw, Calgary

MLS® #A2193769

\$679,900

2 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

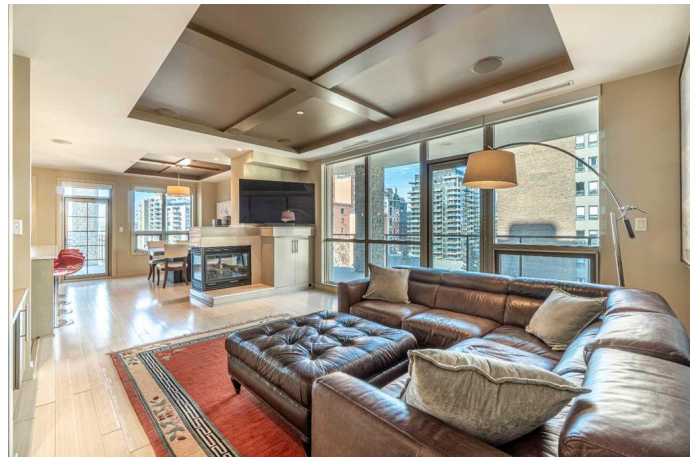
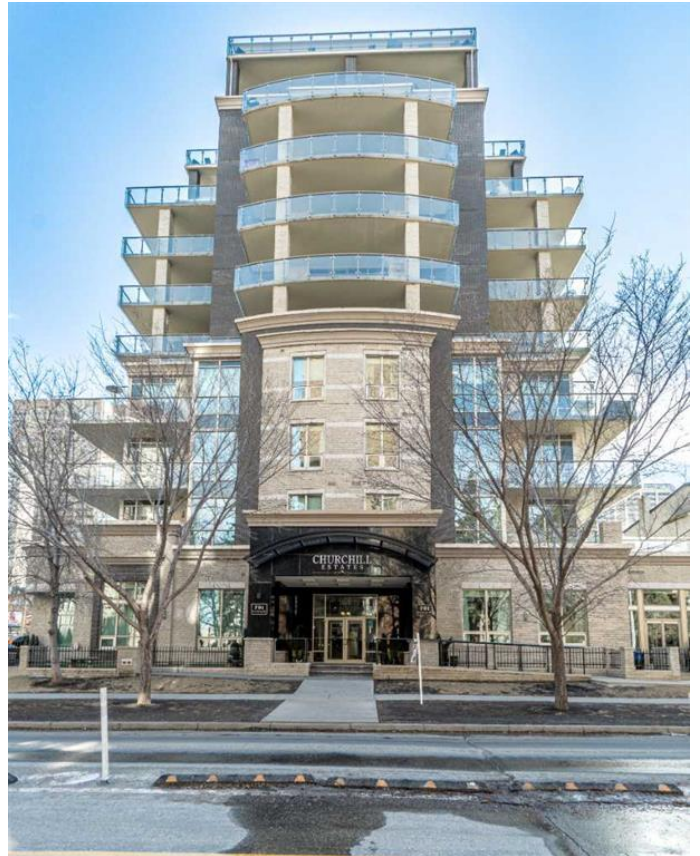
**** Please click on "Videos" for 3D tour ****

Welcome to a very well appointed luxury residence in desirable "Churchill Estates".

This executive building is home to 40 homes - only 4 per floor and features: 2 large bedrooms, 2.5 bathrooms including a 6-piece en suite bath (steam shower included), 1430 square feet of indoor living space, TWO large decks with water line and gas line), NW corner unit, cozy fireplace, central air conditioning, in suite laundry with full sized washer & dryer, TWO titled parking spaces, 1 titled storage locker, in-ceiling speakers and much more! The building is truly in a league of its own - high end finishings radiate throughout the lobby & hallways, a fabulous concierge (7:30am-3:30pm M-F) and always impeccably maintained on a daily basis. Location can't be beat - 3 blocks to the Bow River/Pathway system/Prince's Island Park, many fantastic restaurants close by, all amenities/shopping within walking distance and easy access to all major routes. Condo fees include everything - all utilities (electricity, water, sewer, garbage, recycling, organics, gas/heat, A/C), concierge (M-F), car wash, parkade cleaning (biweekly), cleaning of common areas (daily) and exterior maintenance. This is for the discerning buyer that wants luxury living and an option for a true lock and go lifestyle.

Built in 2007

Essential Information



MLS® #	A2193769
Price	\$679,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	703, 701 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

Amenities

Amenities	Elevator(s), Bicycle Storage, Car Wash
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Underground, Alley Access
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Dining Room, Glass Doors, See Through,

	Three-Sided
# of Stories	11
Basement	None
Exterior	
Exterior Features	Balcony, BBQ gas line, Rain
Lot Description	Back Lane, Landscaped, Lev
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Stone, Wood
Foundation	Poured Concrete



Additional Information

Date Listed	February 28th, 2025
Days on Market	50
Zoning	DC

Listing Details

Listing Office	RE/MAX Landan Real Estate
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