

**205, 701 3 Avenue SW  
Calgary, Alberta**

**MLS # A2226366**



**\$499,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,067
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**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

**Inclusions:** None

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.