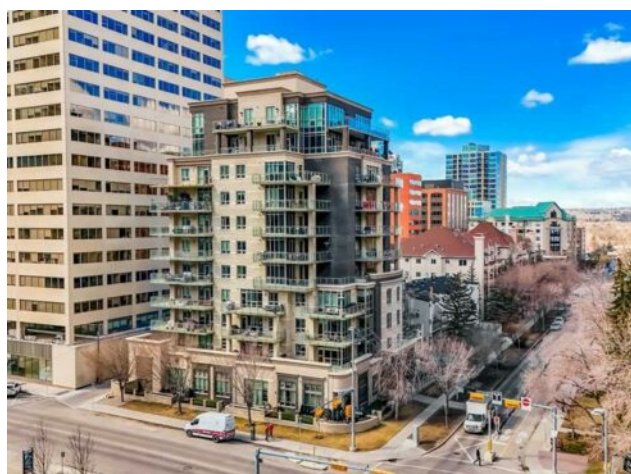


**203, 701 3 Avenue SW
Calgary, Alberta**

MLS # A2209043



\$535,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,014 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 1,247
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island		

Inclusions: Central Vacuum/Attachments, TV's & Wall Mounts, Built-in Speakers, Window Coverings

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 & Caf  ! 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 you'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!