


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>	-
<b>Features:</b>	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			
<b>Inclusions:</b>	None			

Experience refined urban living at the distinguished Churchill Estates in the heart of Eau Claire. This beautifully updated 2-bedroom, 2-bathroom residence offers 925 sq. ft. of intelligently designed space, ideal for first-time buyers or investors seeking style and function in one. Enjoy newly installed hardwood floors, tile in select areas, and an upgraded primary ensuite featuring in-floor radiant heat and a frameless glass steam shower. The chef-inspired kitchen is outfitted 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 anchors the open-concept living and dining area, which flows seamlessly onto an oversized 429 sq. ft. balcony—an impressive outdoor space for entertaining or quiet evenings under the sky. The primary suite includes a walk-through closet and a luxurious 5-piece ensuite, while the second bedroom offers flexible use as a guest space or office, with easy access to a stylish 3-piece bathroom. Additional highlights include a built-in vacuum system, integrated security wiring, and two titled underground parking stalls in a heated garage. Residents enjoy weekday concierge service, a welcoming lobby with custom wood bookshelves, and convenient visitor parking. Steps from Calgary’s Plus 15 network, fine dining, shops, and downtown amenities, this home offers sophistication, comfort, and an unbeatable inner-city location.