

780-380-6207  
meghan@meghanrobinson.net

703, 701 3 Avenue SW  
Calgary, Alberta

MLS # A2193769



**\$679,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 1,699
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	2 "Cubby" vacuums "as is"		

\*\* 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.