



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1401, 837 2 Avenue SW
Calgary, Alberta

MLS # A2223213



\$3,400,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	4,879 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	4
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 6,631
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Built In Water Feature (as is), Blown Glass Walls, Blown Glass Light Fixture in the Living Room		

FABULOUS renovation opportunity with expansive spaces, windows galore, huge patios + stellar views from every part of this 4879 square foot sub penthouse apartment on Point on the Bow, a sought after location with only 38 units. This elegant building is located just off the bow river pathway system in a very quiet location. Welcoming entrance to the complex with lush greenery, sitting areas + 24 hour concierge. The elevator opens directly into the sub penthouse floor with expansive open concept, two large primary suites, 2 additional bedrooms huge living spaces that offer flexibility in decorating. The patio space is over 1200 square foot ideal for entertaining + enjoying the vast 180 degree sky views which also encompass the river, mountains + city lights. Two underground parking stalls, car wash, 2 large storage units 7x12 feet. gym, pool, hot tub, social room. A wonderful lock and leave property in safe area with wonderful restaurants in immediate area + direct access to the river pathway system. Pets accepted with some restrictions + with board approval.