



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

202, 680 Princeton Way SW
Calgary, Alberta

MLS # A2232999



\$1,995,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 2,554 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Guest, Heated Garage, Parkade, Secured, Side By Side, Stall, Titled, Underg | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete, Wood Frame

Foundation: -

Features: Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: \$ 2,115

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Welcome to Princeton Waterfront — Where Luxury Meets Tranquility, a rare and private retreat! Experience refined riverfront living in one of Calgary's most exclusive residences. Nestled beside Prince's Island Park in the heart of Eau Claire, this exceptional northwest-facing corner villa offers nearly 2,600 sq. ft. of sophisticated, yet inviting space, and is part of a boutique building with just only 7 of which share this prestigious address. With only 2 units per floor, this quiet unit shares only one wall and offers sweeping north-west exposures that flood the home with natural light and showcases stunning views of Princess Island Park and the Bow River. A secured elevator opens directly into your private foyer, emphasizing the exclusivity of this remarkable home. Two expansive terraces invite outdoor living. One expansive terrace, off the kitchen, is west-facing with park views and a BBQ gas line — perfect for entertaining. The second, accessed from the living room, features unobstructed park and river pathway views, ideal for relaxing in peace and tranquility. The sophisticated open-concept living and dining area features 9's ceilings, gleaming newly refinished hardwood floors, a gas fireplace, and double French doors to the riverfront terrace. Floor-to-ceiling curved windows provide breathtaking views. The chef's kitchen is a work of art, with custom Birds-eye maple cabinetry, Granite countertops, an induction cooktop, wine fridge, and a generous dining bar. Premium Sub-Zero, and Miele appliances complete this culinary haven. The elegant and private primary suite offers park views, a large walk-in closet, and a luxurious ensuite with a stand-alone tub and a two-sided fireplace that adds warmth and charm to both the bedroom and bath. Two additional bedrooms, one with an ensuite are both generously sized, each with walk-in closets.

A spacious laundry room , built-in cabinetry, and additional storage adds everyday conveniences. Unmatched Amenities & Location - Enjoy 3 titled, side-by-side underground parking stalls, plus a private 212 sq. ft. storage/workshop room located in its own wing of the parkade. Additional conveniences include access to a car wash bay, concierge-registered guest parking in the gated courtyard, and beautifully landscaped grounds with seasonal plantings. Step outside to enjoy direct access to Calgary's extensive Princess Island Park and the river pathways, renowned fine dining, shopping, and downtown amenities — all while enjoying the peace and serenity of your private, nature-connected oasis. This is a very rare opportunity to own a luxurious, custom-designed residence in one of Calgary's most coveted locations. Experience elegance, comfort, and a lifestyle defined by tranquility and convenience at Princeton Waterfront. Call your trusted realtor today for your private showing.