



204, 701 3 Avenue SW  
Calgary, Alberta

MLS # A2298519



**\$479,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	999 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,241
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Tray Ceiling(s)		

**Inclusions:** N/A

Located in the heart of Eau Claire, Churchill Estates is a boutique executive building known for its quality construction, privacy, and upscale finishes. This corner two-bedroom, two-bathroom unit offers an exceptional layout just steps from the Bow River pathways, restaurants, shops, and downtown amenities. The interior features engineered hardwood flooring, custom millwork, coffered ceilings, and solid core doors, along with built-in Dolby surround sound and enhanced soundproofing throughout. The open-concept living and dining area is filled with natural light from floor-to-ceiling windows and connects seamlessly to the kitchen. The kitchen is well-appointed with granite countertops, full-height maple cabinetry with soft-close features, a large island, upgraded stainless steel appliances, and a gas range—designed for both everyday use and entertaining. The primary bedroom accommodates a king-sized bed and includes custom built-in storage. The ensuite offers heated floors, double vanities, a soaker tub, and a steam shower. The second bedroom is spacious and located near a three-piece bathroom, making it ideal for guests or a home office. A standout feature is the expansive private patio, offering over 400 square feet of outdoor space—rare for condo living and ideal for entertaining or relaxing. Additional features include two titled heated underground parking stalls and titled storage. The building offers concierge service, a car wash bay, and comprehensive security with 24/7 personnel, key-card access, and surveillance. Churchill Estates combines a premium location with a well-managed, secure building and high-end interior finishes—an excellent option for buyers seeking low-maintenance luxury in Eau Claire. - Seller to credit buyer 10k for updates on unit