



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

404, 837 2 Avenue SW
Calgary, Alberta

MLS # A2303886

\$869,000



Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,725 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,801
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Recessed Lighting, Walk-In Closet(s)		

Inclusions: None

Ultra luxury living in the Point on the Bow! Stylish and upgraded home with gorgeous treetop views of Peace Park and the Bow River. Entertaining open floor plan with spacious rooms and bright floor to ceiling windows providing plenty of natural light while enhancing the scenic sunset views from the kitchen, dining and living areas! Quality tasteful finishing throughout with tile and hardwood floors, granite counter tops, high-end stainless steel appliance package and many great built-ins. You'll enjoy the 2 large covered balconies, 3 gas fireplaces, 2 bedrooms, plus fabulous den that seamlessly connects to and becomes part of the primary bedroom retreat with 6 pce ensuite spa bathroom, jetted-soaker tub, large rock shower stall, bidet, and walk-in closet with quality organizers. Has a separate laundry room with sink and in-suite storage room off entrance with built in vacuum system. Inspired and impressed the moment you enter this outstanding condominium home from the central rock gas fireplace to the beautiful open concept and great privacy floor plan with bedrooms and den separate from living areas on the very quiet east facing end of the home. Comes with convenient underground titled parking and secure titled storage room close to the elevator! The Point on the Bow is a luxury low-density building with only 38 suites, incredible Tropical Atrium Lobby, first-class Point Spa amenities, full-time concierge service and efficient onsite building manager. The location is extraordinary situated across from Peace Park on a quiet no-thru traffic cul-de-sac in West Eau Claire! Outstanding amenities include indoor pool, hot tub, fully equipped fitness room, large social lounge with full kitchen, outdoor garden terrace with gas barbecue, main floor library with billiard table & wet bar, underground visitor parking and car wash bay. The beautiful Tropical Atrium Lobby creates

a lush natural garden oasis with extensive ledge stone planters, stone bridge and 2 impressive granite waterfalls with trickle creek ponds! This amazing lifestyle opportunity can be yours with close proximity to the world-class pathway system, beautiful Prince's Island Park, Bow River and Lagoon, fine dining, great Restaurants and Cafés, Plus 15 Skywalk System, LRT & Transportation, Peace Bridge and just a short walk to Kensington Shops, Safeway and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!