



GRASSROOTS

REALTY GROUP

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401, 701 3 Avenue SW
Calgary, Alberta

MLS # A2317198



\$398,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 966
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	TV Wall Mounts (2), Bed Frame		

****Open House: Saturday June 13, 12:00 pm - 2:00 pm**** Welcome to Churchill Estates, one of Calgary's premier luxury residences, ideally located in the heart of sought-after Eau Claire. This beautifully renovated one-bedroom home has been professionally updated throughout, offering a fresh, modern aesthetic and move-in-ready convenience. The spacious open-concept layout is filled with natural light from floor-to-ceiling windows and features rich hardwood flooring, elegant tray ceilings, and wiring for built-in speakers. The inviting living room is anchored by a stunning double-sided fireplace and flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. The fully renovated kitchen is thoughtfully designed with quartz countertops, stainless steel appliances, an island, built-in wine rack, and abundant storage, blending style and functionality. The generous primary retreat is a true sanctuary, complete with a fireplace, a walk-in closet with custom organizers, and a luxurious spa-inspired 5-piece ensuite featuring dual vanities, a deep soaker tub, glass-enclosed steam shower, and private water closet. A convenient 2-piece powder room and in-suite laundry add to the home's thoughtful design. One of the property's most impressive features is the expansive wraparound balcony, offering both east and south exposures with stunning downtown skyline views. Whether enjoying your morning coffee or entertaining guests in the evening, this outdoor space provides an exceptional extension of the home. Additional highlights include central air conditioning, dual-zone climate control, one titled underground parking stall, and a titled storage locker. Churchill Estates is a meticulously maintained, pet-friendly concrete building known for its exceptional management and quiet atmosphere. Residents enjoy weekday

concierge service, a beautifully appointed lobby, visitor parking, secure bike storage, and a car wash bay. Condo fees include all utilities, including electricity. Situated just steps from the Bow River pathways, Prince's Island Park, downtown restaurants, shopping, entertainment, and the vibrant amenities, this outstanding location offers the very best of urban living. Luxury, comfort, and convenience come together in this exceptional Eau Claire residence. Be sure to check out the multi-media tour, and book your viewing today!