

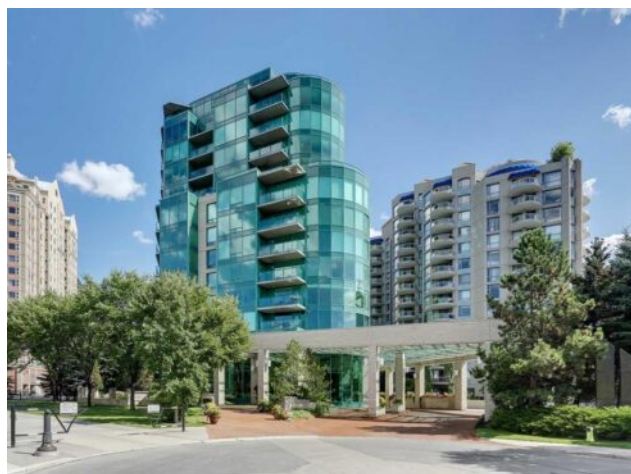


GRASSROOTS
REALTY GROUP

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303, 837 2 Avenue SW
Calgary, Alberta

MLS # A2317517



\$995,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,978 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Marble, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 2,080
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Jetted Tub, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: None

New Price! Exceptional Value! Welcome to the epitaph of luxury living in the Point on the Bow! Extraordinary private location surrounded by serene parklike beauty that can be enjoyed from every room! This upgraded gem with almost 2000 sq ft of luxurious living blends sophistication, elegance and functionality with an open concept floor plan that seamlessly connects the kitchen, dining and living areas, creating the perfect environment for entertaining or quality time relaxing at home. Upgraded with many quality built-ins, stainless steel appliances, recessed lighting, bamboo hardwood and porcelain tile floors, quartz and granite countertops and raised bathroom vanities. Enjoy the large covered balcony with bbq gas line, 3 gas fireplaces, large laundry room with sink, storage and new high-end Samsung washer/dryer, ensuite jetted tub, built-in vacuum system, large tile entrance to greet guests and secure underground titled parking and storage locker room. Large gourmet style kitchen with gas range, hood fan, double oven, steam oven, warming drawer, lots of cupboard space, pull-out pantry and built-in breakfast nook. Primary bedroom retreat has gas fireplace, 5 pce ensuite bathroom with large jetted soaker tub, shower stall, combo bidet toilet with auto-lift, plenty of storage and walk-in closet with great organizers. Guest bedroom is very spacious with gas fireplace, 2 pce ensuite bathroom and flex area with built-in closets and book shelves. 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, on site building manager and underground visitor parking. 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 carwash 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, Pubs, Bakeries 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!