



GRASSROOTS
REALTY GROUP

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602, 110 7 Street SW
Calgary, Alberta

MLS # A2329877



\$948,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,443 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Other	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,517
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Stone Counters, Storage, Wired for Sound

Inclusions: N/A

OH this Saturday July 18th 1130am - 130 pm. Prepare to be blown away by this truly exceptional residence, ideally positioned in one of Calgary's most sought after inner city locations at La Caille Parke Place! Situated in the prestigious Eau Claire district, this remarkable residence offers panoramic views of the Bow River, the iconic Peace Bridge, Calgary's dynamic skyline + picturesque Prince's Island Park !! All utilities are included in the condo fees, providing predictable monthly expenses and hassle free ownership. The views from these windows offer a truly irreplaceable experience unlike anything else you will ever be able to purchase again! From the moment you step inside, you'll feel the warmth, pride of ownership, and timeless elegance that fills this remarkable home. A light filled foyer welcomes you with expansive windows, designer finishes, hardwood flooring, and soaring 9 foot ceilings that create an airy, sophisticated atmosphere throughout. An exceptional functional layout, this residence has undergone a thoughtful top to bottom transformation professionally completed by Albi Renova with over \$400,000 in high quality upgrades. A fully reimagined chef inspired kitchen, designed for both everyday living & effortless entertaining with custom Legacy cabinetry, a stunning wood veneered bulkhead, premium 48" Sub Zero refrigerator, U/C freezer, Bosch DW, beverage/wine fridge, and granite countertops that ooze sophistication! The beautifully upgraded living + dining spaces are ideal for entertaining or simply relaxing while taking in tranquil park views throughout every season. The soothing updated fireplace surround is complemented by hardwood flooring, upgraded baseboards, fresh paint, pot lights + designer sconces that create a polished and upscale feel. Step out onto the private river

facing balcony where sunny exposure makes barbecuing + outdoor living effortless while enjoying breathtaking nature and water views. Back inside, a huge bonus is the fabulous den retreat to work from home or sip on your morning coffee while taking in the peacefulness of the park. The stunning primary suite, complete with beautiful park views, offers a spa inspired escape featuring heated floors, steam shower, custom storage with linen tower and built in cabinetry, updated toilet, and a frosted glass privacy door. The spacious second bedroom offers flexibility for guests, family, or a stylish home office and features newer carpeting. The main bathroom has also been tastefully refreshed with a new vanity, updated lighting, flooring, and toilet. Additional features include front load washer and dryer, titled underground parking large enough for two vehicles, central vacuum, central A/C, assigned storage unit within a secure building offering amazing full time concierge service for your daily needs. You are just steps from renowned restaurants, Alforno Bakery & Cafe, downtown offices, transit, river pathways, and the vibrant energy! A forever home! Do not miss it!