



GRASSROOTS
REALTY GROUP

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603, 110 7 Street SW
Calgary, Alberta

MLS # A2331788



\$300,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 943
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Storage		

Inclusions: None

Located in prestigious La Caille Park Place, this executive 2-bedroom condominium offers comfortable downtown living in the heart of Eau Claire. Just steps from the Bow River pathways, the Peace Bridge, Prince's Island Park, and within walking distance of shopping, restaurants, and the downtown core, you'll enjoy one of Calgary's most convenient and desirable locations. Inside, the bright, open floor plan features central air conditioning and a functional layout that connects the spacious living and dining areas. A gas corner fireplace adds warmth and character to the main living space. The maple kitchen is finished with granite countertops, stainless steel appliances, plenty of cabinet space, and a breakfast bar that opens to the dining area, making it easy to stay connected whether you're preparing meals or entertaining guests. Double French doors lead to the second bedroom, which also works well as a home office or flex space thanks to the Murphy bed. The generously sized primary bedroom offers direct access to the 4-piece cheater ensuite, complete with a jetted tub. An in-suite laundry room with built-in shelving provides additional storage, while the assigned storage locker offers even more space for seasonal items. Step outside to the east-facing balcony and enjoy views of downtown Calgary with your morning coffee or unwind at the end of the day. The home also comes with a titled underground tandem parking stall, offering space for two vehicles. Eau Claire is one of Calgary's most established inner-city communities, known for its access to the Bow River pathway system, beautiful green spaces, local caf  s, restaurants, and everyday amenities. Whether you're heading downtown for work or spending time along the river, this location makes it easy to enjoy everything the city has to offer.

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