



GRASSROOTS
REALTY GROUP

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1402, 801 2 Avenue SW
Calgary, Alberta

MLS # A2340887



\$1,295,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,908 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Enclosed, Garage Door Opener, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,974
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, central vacuum.

This extraordinary sub-penthouse home pairs breathtaking, panoramic views of the Bow River and city skyline with the ultimate in luxury and privacy. Spanning over 1,900 square feet, the open floor plan is framed by floor-to-ceiling windows that flood every room with natural light. The home is completely renovated, featuring rich hardwood flooring throughout, a stunning tile fireplace, and three private balconies. Best of all, the suite is uniquely separated from the only other suite on this floor by the 14th floor library, offering a rare level of peaceful seclusion in the heart of downtown. Designed for effortless entertaining, the magnificent chef-inspired kitchen stands as a central showcase with sleek marble countertops, premium stainless steel appliances, and a gas cooktop. The layout flows gracefully into expansive living spaces, seamlessly balancing dramatic entertaining areas with relaxed everyday comfort. The floor plan is completed by two generous bedrooms 2.5 baths, a spacious home office, in-suite laundry, and prime titled parking stalls conveniently positioned right next to the underground car wash bay. A large titled storage unit on the same level provides ample storage for holiday and home decor. Set on a peaceful, no-thru-traffic cul-de-sac along the south bank of the Bow River, The Eau Claire Lookout offers an unmatched adult-oriented sanctuary. Residents enjoy resort-style amenities, including a fitness center, a main-floor social room with a garden terrace, 10th-floor south-facing sundeck, and the 14th-floor library lounge. With immediate access to the river pathway system, Prince's Island Park, the Peace Bridge, fine dining, and vibrant Kensington, this property delivers the perfect downtown lifestyle.