



GRASSROOTS
REALTY GROUP

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802, 690 Princeton Way SW
Calgary, Alberta

MLS # A2343025



\$1,425,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,935 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 2,001
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Dry Bar, Granite Counters, Jetted Tub, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	Built-in Murphy Bed. Electronic Blinds.		

Welcome to the pinnacle of luxury living in the prestigious Princeton Hall. The exceptional prime northwest corner location is unparalleled with breathtaking views of Prince's Island Park, the Bow River and Peace Bridge! Your exclusive lifestyle experience starts with the elegantly appointed lobby with seating area, dedicated full-time concierge service, beautiful resort-style amenities and private direct-to-suite elevator that opens right into your home! This stunning residence offers both sophistication and functionality with the thoughtfully designed open-concept floor plan that harmoniously connects the living areas creating a perfect environment for entertaining or enjoying quality time at home. Timeless luxury finishing with detailed coffered ceilings, gorgeous hardwood floors, granite countertops throughout, impressive high-end stainless steel appliances and many quality built-ins including murphy bed. Enjoy the built-in speaker system throughout, gourmet-style open kitchen with large granite eat-in Island, dry bar with wine fridge, breakfast nook, family room with gas fireplace, spacious living and dining areas, electronic blinds with zone control, large office or media room, spacious primary bedroom with walk-in closet, 5 pce ensuite bathroom with heated floors and large jetted soaker tub, guest bedroom with built-in murphy bed, separate laundry room with sink, insuite storage room, built-in vacuum system, large northwest facing covered balcony and incredible views from almost every room! Comes with 2 extremely convenient underground SXS titled parking stalls next to elevator and secure oversized titled storage room with built-ins! The luxurious Princeton Hall has 24 hr concierge service and incredible amenities that include main floor guest suite, cozy front seating area with fireplace, main floor conference room, fully equipped fitness room with steam room,

sauna, change room with shower stall, social room lounge with kitchen, TV and access to south terrace, wine tasting room with temperature controlled storage lockers, must have fully-equipped underground car wash bay and inner courtyard with front visitor parking. Extraordinary heart-of-Eau Claire location along the south bank of the Bow River next to beautiful Prince's Island Park and the world-class pathway system. Enjoy everything this amazing downtown community has to offer with quick access to the Eau Claire Athletic Club, fine dining, great restaurants, outstanding cafes & bakeries, plus 15 skywalk system, LRT & Transportation, Peace Bridge and just a short walk to Kensington shopping and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!