



GRASSROOTS
REALTY GROUP

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1402, 801 2 Avenue SW
Calgary, Alberta

MLS # A2349470



\$1,225,000

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.

Experience rare downtown tranquillity in this extraordinary sub-penthouse, where breathtaking Bow River and skyline views meet ultimate privacy. Over 1,900 square feet of light-filled living space is framed by floor-to-ceiling windows and elevated by a flawless, top-to-bottom renovation. Complete with rich hardwood floors, a stunning tile fireplace, and three private balconies, this home offers a grand yet intimate sanctuary high above the city. 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.

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