

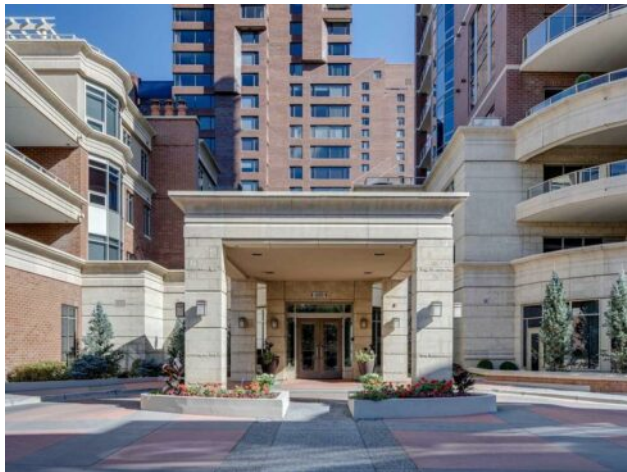


GRASSROOTS
REALTY GROUP

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702, 600 Princeton Way SW
Calgary, Alberta

MLS # A2196409



\$2,100,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	2,130 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,395
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Elevator, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wired for Sound		
Inclusions:	Hood Fan		

Experience refined elegance and luxury living in the prestigious Princeton Grand. Your exclusive lifestyle begins the moment you step into your private, direct-to-suite elevator, arriving at an exceptional northwest corner residence. Floor-to-ceiling windows flood the space with natural light while showcasing breathtaking elevated views, including the Bow River and Peace Bridge. Designed for effortless entertaining and comfort, this expansive open-concept home features grand living and dining areas, highlighted by a cozy gas fireplace and seamless access to a spacious covered balcony. The gourmet kitchen is a chef's dream, boasting high-end stainless steel appliances, a five-burner gas stove, powerful hood fan, built-in oven and microwave, rich granite countertops, soft-close cabinetry, and an oversized island—perfect for hosting. A cozy family/great room with a custom gas fireplace provides additional space for relaxation or to house your work at home space. Retreat to the luxurious primary suite, complete with a spa-inspired, fully renovated ensuite featuring heated floors, a freestanding soaking tub, dual vanities, a separate glass shower, and a custom walk-in closet with built-in organizers. A spacious guest bedroom includes its own private three-piece ensuite for ultimate convenience. Additional highlights: *Dedicated laundry room & storage area *Two titled parking stalls *Secure titled storage locker World-Class Amenities with an Unbeatable Location Princeton Grand offers resort-style amenities, including: *24-hour professional concierge service *Luxury guest suites for visitors *Temperature-controlled wine tasting room with private lockers *State-of-the-art fitness center & yoga studio *Steam room, dry sauna, and change rooms with lockers & showers *Social lounge with full kitchen & bathroom *Underground car wash bay *Freight elevator for

move-ins/outs Nestled in the heart of Eau Claire, this extraordinary location is steps from Prince's Island Park, the Bow River pathways, fine dining, boutique shopping, and easy access to Calgary's vibrant downtown. The Peace Bridge, Kensington, Safeway, LRT, and +15 skywalk system are all within walking distance. Discover the ultimate in urban luxury living, welcome home!