

**1201, 110 7 Street SW  
Calgary, Alberta**

**MLS # A2222249**



**\$2,400,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	4,832 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Metal
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone
<b>Foundation:</b>	-
<b>Features:</b>	Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 5,003
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**Inclusions:** TV Wall Mount, All FOBS and keys for the suite

For those who seek everyday luxury and refined living, this exceptional full-floor sub-penthouse at La Caille Parke Place offers an unparalleled opportunity. Situated in the prestigious Eau Claire district, this residence provides panoramic views of the Bow River, the iconic Peace Bridge, and Calgary's dynamic skyline. Spanning an expansive layout, the home features three well-appointed bedrooms, each with its own ensuite bathroom, ensuring privacy and comfort. The primary suite serves as a tranquil retreat, complete with a spa-inspired bathroom featuring dual vanities, a soaking tub, and a glass-enclosed steam shower. The gourmet kitchen is a culinary masterpiece, equipped with Wolf and Sub-Zero appliances, granite countertops, a large walk-in pantry, and a raised eating bar. Custom mahogany millwork and built-in cabinetry enhance the den and media room, creating an ambiance of timeless elegance. Floor-to-ceiling windows and ten-foot ceilings flood the space with natural light, while three spacious outdoor patios, totaling over eight hundred square feet, offer seamless indoor-outdoor living. These terraces provide direct access from the kitchen and are equipped with a natural gas barbecue hookup, water line, and patio heater—ideal for entertaining or serene relaxation. Additional features include four fireplaces, Brazilian cherry hardwood floors, porcelain and limestone tile accents, integrated speakers throughout, Leviton lighting technology, and in-suite vacuum system. The residence also comes with two titled underground parking stalls and a large storage room with built-in shelving. La Caille Parke Place offers residents a full-service concierge, secure underground parking, and proximity to the Bow River pathways, Prince's Island Park, and Calgary's finest dining and entertainment venues. This is more than a home; it is a

statement of sophistication and a testament to a lifestyle where luxury is lived every day.