

**1401, 837 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2223213**



**\$2,999,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	4,879 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Views		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 6,631
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Built In Water Feature (as is), Blown Glass Walls, Blown Glass Light Fixture in the Living Room		

FABULOUS renovation opportunity with expansive spaces, windows galore, huge patios + stellar views from every part of this 4879 square foot sub penthouse apartment on Point on the Bow, a sought after location with only 38 units. This elegant building is located just off the bow river pathway system in a very quiet location. Welcoming entrance to the complex with lush greenery, sitting areas + 24 hour concierge. The elevator opens directly into the sub penthouse floor with expansive open concept, two large primary suites, 2 additional bedrooms huge living spaces that offer flexibility in decorating. The patio space is over 1200 square foot ideal for entertaining + enjoying the vast 180 degree sky views which also encompass the river, mountains + city lights. Two underground parking stalls, car wash, 2 large storage units 7x12 feet. gym, pool, hot tub, social room. A wonderful lock and leave property in safe area with wonderful restaurants in immediate area + direct access to the river pathway system. Pets accepted with some restrictions + with board approval.