

# \$515,000 - 205, 701 3 Avenue Sw, Calgary

MLS® #A2215574

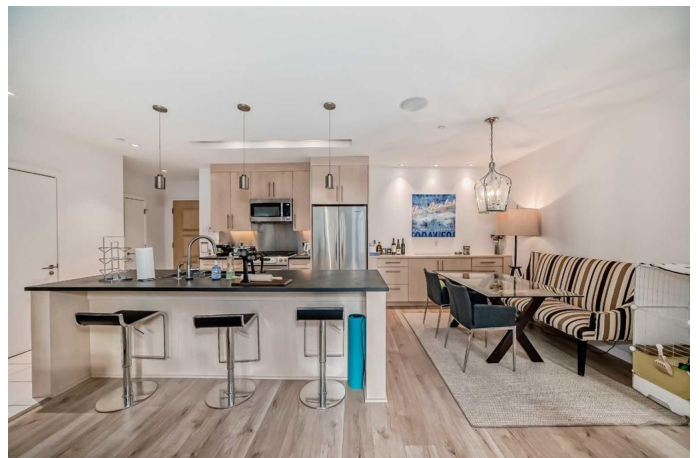
**\$515,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Welcome to Churchill Estates, a prestigious condo in the heart of Eau Claire. Perfect for first time home buyers or investors, this 2-bedroom, 2-bathroom unit offers 925 sq. ft. of thoughtfully designed living space, combining style and practicality. The interior features new hardwood floors, tile in key areas, and an updated primary bathroom with in-floor radiant heating and a frameless glass steam shower. The kitchen boasts soft-close cabinetry, honed slate countertops, and top-tier KitchenAid stainless steel appliances, including a gas range and microwave hood fan. The open-concept living and dining area centers around a sleek gas fireplace and opens onto an expansive 24' x 17' balcony (429 sq. ft.), perfect for entertaining or relaxing outdoors. The primary bedroom features a walk-through closet leading to a 5-piece ensuite. The second bedroom, with access to the additional 3-piece bathroom, is perfect for guests or a home office. Additional conveniences include a built-in vacuum system, advanced security wiring, and two titled underground parking stalls in a heated garage. Churchill Estates provides concierge service Monday to Friday, 8 a.m. to 3:30 p.m., and visitor parking at the back of the building. The beautifully designed lobby features elegant wood bookshelves, adding warmth and sophistication to your arrival. Located steps from Calgary's Plus 15 network, shops, and restaurants, this unit delivers a premier urban living experience.



Schedule your private showing today!

Built in 2007

### Essential Information

MLS® #	A2215574
Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	205, 701 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Garbage Chute
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	Fan Coil, In Floor, Fireplace(s), Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	11

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Brick, Concrete, Stone

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	1
Zoning	DC

### **Listing Details**

Listing Office	Gravity Realty Group
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.