

# \$535,000 - 203, 701 3 Avenue Sw, Calgary

MLS® #A2209043

**\$535,000**

2 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Presenting unit #203 in prestigious Churchill Estates, one of Calgary's most luxurious and exclusive condo buildings in Eau Claire & the Commercial Core. Boutique + sophisticated building with only 40 units & exceptional PRIVACY. Solid concrete construction adds to the building's quiet atmosphere, convenient weekday concierge gives owners peace of mind. Just a few blocks from Restaurants, Princes Island Park, Bow River, Pathways & ALFORNO Bakery & Café! 2 bedroom + 2 full bath CORNER UNIT condo boasts, 2 TITLED PARKING STALLS + TITLED STORAGE & 1,008+ sqft of luxurious living space with nice size wrap around terrace to enjoy the SUN from different times of the day & year + a rare private GARDEN bed. Perfect for the professional individual, couple, or small family who appreciates quality, convenience and a premier LOCATION. Functional + inviting floorplan with a spacious entry, leads past a full laundry room equipped with a smart built-in vacuum system (with a retractable hose) + full 3 pc bathroom. Floor to ceiling windows through the main living with hardwood floors, painted ceilings + built-in sound. Spacious kitchen with clean wooden cabinets, ss appliances, center island + granite countertops. Built-in bookshelf separates the dining & living room with high end coffered ceilings. Primary bedroom features a floor-to-ceiling custom wall closet + slim mounted TV & a gorgeous five-piece ensuite



with separate tub + shower, double vanity & water closet. Great sized second bedroom / Den is larger than what youâ€™ll find in many single-family homes. Additional features include: built-in speakers, solid core interior doors, complimentary bike storage & car wash. An unbelievable location and exceptional value!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2209043          |
| Price          | \$535,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,014             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 203, 701 3 Avenue Sw     |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 5R3                  |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Secured Parking |
| Parking Spaces | 2                                                       |
| Parking        | Titled, Underground                                     |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings          |
| Heating           | In Floor                                                                                          |
| Cooling           | Other, Rough-In                                                                                   |
| # of Stories      | 11                                                                                                |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Membrane               |
| Construction      | Brick, Concrete, Stone |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | DC               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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.