

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

**MLS # A2123167**



**\$3,875,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	4,885 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Heated Garage, 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>	\$ 6,056
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Built-in water features (as is), blown glass walls, blown glass light fixture in living room.

Live Life up in the Sky! This nearly 5000 sqft (sub-penthouse) makes up the entire 14th floor of one of Calgary's most elite buildings - The Point on the Bow! Nestled on the west edge of Eau Claire this one-of-a-kind property sits on it's very own cul-de-sac steps off the bow river pathway system & Calgary's vibrant downtown core. Whether it's greeting the buildings full-time maintenance & concierge staff on your way past the gold front doors, or walking through Calgary's most impressive lobby with waterfalls & robust greenery, or taking the elevator directly to your suite (since you own the entire floor) - you know you've found one of the city's castles in the sky! Covering the 3 Ps of elite lock & leave lifestyle - Private - Peaceful & Prestigious - this home has no equal! This suites current layout has 2 primary suites each with 5 & 6 piece ensuite, plus 2 additional bedrooms - 2 bathrooms, oversized family room/living room/dining room, den, and upscale kitchen with eating area. Plus enjoy the incredible mountain, city skyline & river valley views on the over 1200 sqft outdoor patio with nearly 360 degree views - day or night - it's unparalleled! With only 38 suites in the entire building this is the destination for luxury condo living; whether you want the size of a home but without the upkeep any longer, or your business takes you to multiple cities & you need secure roots here in Calgary - this suite is where your legacy can be protected! Comes with 2 underground heated parking stalls, 2 very large storage units, along with take advantage of the renovated building pool, hot tub, gym, entertainment lounge & indoor carwash! Options like this only come up every decade or two - don't miss your chance.