

**205, 701 3 Avenue SW**  
**Calgary, Alberta**
**MLS # A2215574**

**\$515,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, In Floor, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,067
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	None		

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!