

**501, 837 2 Avenue SW**  
**Calgary, Alberta**
**MLS # A2234961**

**\$680,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,164 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,107
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to The Point on the Bow — where luxury meets lifestyle in the heart of Eau Claire. This prestigious address is one of Calgary's most sought-after buildings, offering the ideal blend of sophistication, comfort, and prime downtown convenience. Step inside this beautifully renovated 2-bedroom, 2-bathroom condo and feel instantly at home in its bright, expansive layout. Brand new wide-plank flooring flows seamlessly throughout the space, while the new in-suite air conditioning ensures optimal comfort year-round. The refined primary suite is a true retreat — featuring a gas fireplace, walk-in closet with custom built-ins, private balcony access, and a spa-inspired 5-piece ensuite with a jetted soaker tub and dual vanities. The second bedroom offers incredible versatility — perfect as a guest room, office, or personal sanctuary. But what truly sets The Point on the Bow apart is its unparalleled resort-style amenities: \* A breathtaking tropical atrium with waterfall feature \* Indoor pool, hot tub, and fully equipped fitness centre \* Games room, library, and renovated residents' lounge with full kitchen \* Car wash bay, bike storage, and secure underground parking \* 24/7 concierge service for ultimate peace of mind All this, just steps from the Peace Bridge, Prince's Island Park, the Bow River pathway system, and Eau Claire's finest cafes, boutiques, and top-tier dining. Whether you're downsizing without compromise or seeking a stylish downtown retreat, this is urban living redefined.