

501, 837 2 Avenue SW  
Calgary, Alberta

MLS # A2260529



\$658,000

|             |                                     |        |                   |
|-------------|-------------------------------------|--------|-------------------|
| Division:   | Eau Claire                          |        |                   |
| Type:       | Residential/High Rise (5+ stories)  |        |                   |
| Style:      | Apartment-Single Level Unit         |        |                   |
| Size:       | 1,164 sq.ft.                        | Age:   | 1999 (26 yrs old) |
| Beds:       | 2                                   | Baths: | 2                 |
| Garage:     | Heated Garage, Parkade, Underground |        |                   |
| Lot Size:   | -                                   |        |                   |
| Lot Feat:   | -                                   |        |                   |
| Heating:    | Baseboard, Hot Water                |        |                   |
| Floors:     | Vinyl                               |        |                   |
| Roof:       | -                                   |        |                   |
| Basement:   | -                                   |        |                   |
| Exterior:   | Concrete                            |        |                   |
| Foundation: | -                                   |        |                   |
| Water:      | -                                   |        |                   |
| Sewer:      | -                                   |        |                   |
| Condo Fee:  | \$ 1,107                            |        |                   |
| LLD:        | -                                   |        |                   |
| Zoning:     | DC (pre 1P2007)                     |        |                   |
| Utilities:  | -                                   |        |                   |

**Features:** 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 remains one of Calgary’s most sought-after residences, offering the perfect blend of sophistication, comfort, and downtown convenience. Recent Renovations & Upgrades: NEWLY RENOVATED SHOWER, BRAND NEW FLOORING, FRESH PAINT THROUGHOUT, NEW IN-SUITE AC UNIT Step inside this bright and beautifully updated 2-bedroom, 2-bathroom condo and feel instantly at home. The expansive layout flows seamlessly, combining elegance with modern touches. The refined primary suite is your private retreat &mdash; featuring a cozy gas fireplace, a walk-in closet with custom built-ins, private balcony access, and a spa-inspired 5-piece ensuite with dual vanities, a jetted soaker tub, and the newly renovated glass-enclosed shower. The versatile second bedroom adapts easily to your lifestyle &mdash; ideal as a guest room, home office, or personal sanctuary. What sets The Point on the Bow apart are its resort-style amenities: A breathtaking tropical atrium with waterfall feature Indoor pool, and fully equipped fitness centre Games room, library, and newly renovated residents’ lounge with full kitchen Car wash bay, bike storage, and secure underground parking 24/7 concierge service for complete peace of mind All this, just steps from the Peace Bridge, Prince’s Island Park, the Bow River pathway system, and Eau Claire’s best cafes, boutiques, and dining. Whether you’re downsizing without compromise or seeking a stylish downtown retreat, this move-in-ready home is urban living redefined.