



**DJ Golden**  
**REAL ESTATE**

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**203, 701 3 Avenue SW**  
**Calgary, Alberta**

**MLS # A2209043**



**\$535,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,014 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 1,247
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island		

**Inclusions:** Central Vacuum/Attachments, TV's & Wall Mounts, Built-in Speakers, Window Coverings

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 & Caf  ! 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 you'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!

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