# \$2,999,900 - 1401, 837 2 Avenue Sw, Calgary

MLS® #A2223213

## \$2,999,900

4 Bedroom, 4.00 Bathroom, 4,879 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

FABULOUS renovation opportunity with expansive spaces, windows galore, huge patios + stellar views from every part of this 4879 square foot sub penthouse apartment on Point on the Bow, a sought after location with only 38 units. This elegant building is located just off the bow river pathway system in a very quiet location. Welcoming entrance to the complex with lush greenery, sitting areas + 24 hour concierge. The elevator opens directly into the sub penthouse floor with expansive open concept, two large primary suites, 2 additional bedrooms huge living spaces that offer flexibility in decorating. The patio space is over 1200 square foot ideal for entertaining + enjoying the vast 180 degree sky views which also encompass the river, mountains + city lights. Two underground parking stalls, car wash, 2 large storage units 7x12 feet. gym, pool, hot tub, social room. A wonderful lock and leave property in safe area with wonderful restaurants in immediate area + direct access to the river pathway system. Pets accepted with some restrictions + with board approval.







Built in 1999

#### **Essential Information**

MLS® # A2223213 Price \$2,999,900

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 4,879

Acres 0.00 Year Built 1999

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 1401, 837 2 Avenue Sw

Subdivision Eau Claire

City Calgary
County Calgary

Province Alberta

Postal Code T2P 0E6

### **Amenities**

Amenities Car Wash, Elevator(s), Fitness Center, Indoor Pool, Other, Recreation

Room, Secured Parking, Visitor Parking

Parking Spaces 2

Parking Stall, Underground

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite

Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In

Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan,

Refrigerator, Washer

Heating Baseboard, Hot Water, Natural Gas

Cooling Central Air

Fireplace Yes
# of Fireplaces 3
Fireplaces Gas
# of Stories 15

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac,

Views

Roof Tar/Gravel

Construction Concrete, Stone

## **Additional Information**

Date Listed May 28th, 2025

Days on Market 145

Zoning DC

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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