

\$1,995,000 - 202, 680 Princeton Way Sw, Calgary

MLS® #A2232999

\$1,995,000

3 Bedroom, 3.00 Bathroom, 2,554 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to Princeton Waterfront – Where Luxury Meets Tranquility, a rare and private retreat! Experience refined riverfront living in one of Calgary’s most exclusive residences. Nestled beside Prince’s Island Park in the heart of Eau Claire, this exceptional northwest-facing corner villa offers nearly 2,600 sq. ft. of sophisticated, yet inviting space, and is part of a boutique building with just only 7 of which share this prestigious address. With only 2 units per floor, this quiet unit shares only one wall and offers sweeping north-west exposures that flood the home with natural light and showcases stunning views of Prince’s Island Park and the Bow River. A secured elevator opens directly into your private foyer, emphasizing the exclusivity of this remarkable home. Two expansive terraces invite outdoor living. One expansive terrace, off the kitchen, is west-facing with park views and a BBQ gas line – perfect for entertaining. The second, accessed from the living room, features unobstructed park and river pathway views, ideal for relaxing in peace and tranquility. The sophisticated open-concept living and dining area features 9’ ceilings, gleaming newly refinished hardwood floors, a gas fireplace, and double French doors to the riverfront terrace. Floor-to-ceiling curved windows provide breathtaking views. The chef’s kitchen is a work of art, with custom Birds-eye maple cabinetry, Granite countertops, an induction cooktop, wine fridge, and a generous dining



bar. Premium Sub-Zero, and Miele appliances complete this culinary haven. The elegant and private primary suite offers park views, a large walk-in closet, and a luxurious ensuite with a stand-alone tub and a two-sided fireplace that adds warmth and charm to both the bedroom and bath. Two additional bedrooms, one with an ensuite are both generously sized, each with walk-in closets. A spacious laundry room , built-in cabinetry, and additional storage adds everyday conveniences. Unmatched Amenities & Location - Enjoy 3 titled, side-by-side underground parking stalls, plus a private 212 sq. ft. storage/workshop room located in its own wing of the parkade. Additional conveniences include access to a car wash bay, concierge-registered guest parking in the gated courtyard, and beautifully landscaped grounds with seasonal plantings. Step outside to enjoy direct access to Calgary's extensive Prince's Island Park and the river pathways, renowned fine dining, shopping, and downtown amenities " all while enjoying the peace and serenity of your private, nature-connected oasis. This is a very rare opportunity to own a luxurious, custom-designed residence in one of Calgary's most coveted locations. Experience elegance, comfort, and a lifestyle defined by tranquility and convenience at Princeton Waterfront. Call your trusted realtor today for your private showing.

Built in 2002

Essential Information

MLS® #	A2232999
Price	\$1,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,554

Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	202, 680 Princeton Way Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P5K2

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Visitor Parking, Car Wash, Garbage Chute
Parking Spaces	3
Parking	Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground, Side By Side

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Crown Molding
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Gas Grill
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	June 20th, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	CIR Realty
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