

# \$3,400,000 - 1401, 837 2 Avenue Sw, Calgary

MLS® #A2223213

**\$3,400,000**

4 Bedroom, 4.00 Bathroom, 4,879 sqft

Residential on 0.00 Acres

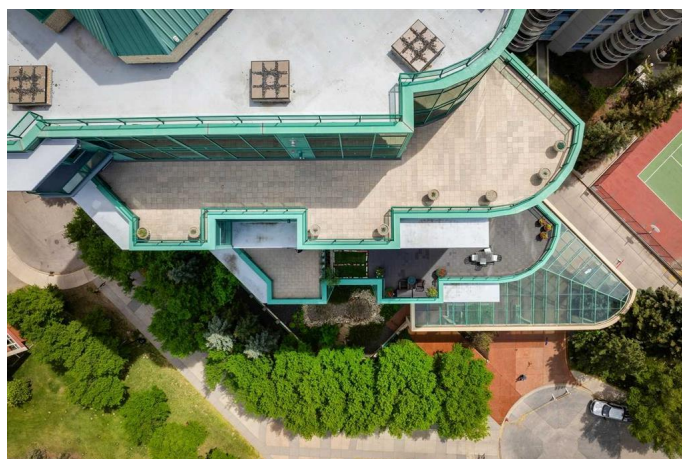
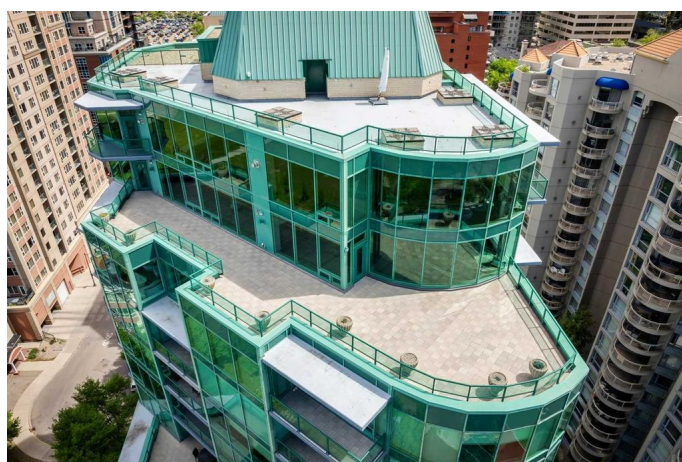
Eau Claire, Calgary, Alberta

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	\$3,400,000
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
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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	21
Zoning	DC

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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