

# \$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

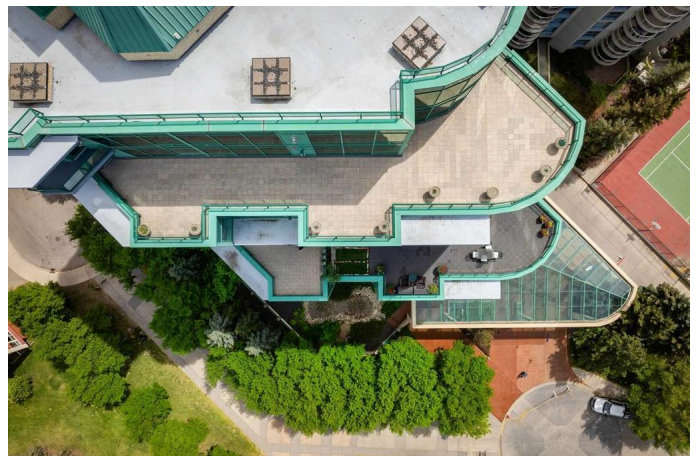
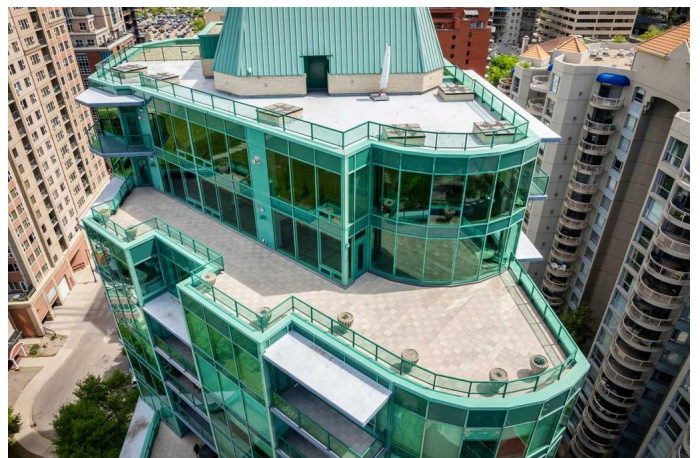
Eau Claire, Calgary, Alberta

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      | Elevator(s), Fitness Center, Other, Secured Parking, Visitor Parking, Car Wash, Indoor Pool, Recreation Room |
| Parking Spaces | 2                                                                                                            |
| Parking        | Stall, Underground                                                                                           |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Elevator |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer                                                          |
| Heating           | Baseboard, Natural Gas, Hot Water                                                                                                                |
| 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, Cul-De-Sac, Views, Creek/River/Stream/Pond |
| Roof            | Tar/Gravel                                                               |
| Construction    | Concrete, Stone                                                          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |
| Zoning         | DC             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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