

# \$499,000 - 205, 701 3 Avenue Sw, Calgary

MLS® #A2226366

**\$499,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Experience refined urban living at the distinguished Churchill Estates in the heart of Eau Claire. This beautifully updated 2-bedroom, 2-bathroom residence offers 925 sq. ft. of intelligently designed space, ideal for first-time buyers or investors seeking style and function in one. Enjoy newly installed hardwood floors, tile in select areas, and an upgraded primary ensuite featuring in-floor radiant heat and a frameless glass steam shower. The chef-inspired kitchen is outfitted with soft-close cabinetry, honed slate countertops, and premium KitchenAid stainless steel appliances including a gas range and microwave hood fan. An elegant gas fireplace anchors the open-concept living and dining area, which flows seamlessly onto an oversized 429 sq. ft. balcony—an impressive outdoor space for entertaining or quiet evenings under the sky. The primary suite includes a walk-through closet and a luxurious 5-piece ensuite, while the second bedroom offers flexible use as a guest space or office, with easy access to a stylish 3-piece bathroom. Additional highlights include a built-in vacuum system, integrated security wiring, and two titled underground parking stalls in a heated garage. Residents enjoy weekday concierge service, a welcoming lobby with custom wood bookshelves, and convenient visitor parking. Steps from Calgary's Plus 15 network, fine dining, shops, and downtown amenities, this home offers sophistication, comfort, and an



unbeatable inner-city location.

Built in 2007

### Essential Information

MLS® #	A2226366
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	205, 701 3 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5R3

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Garbage Chute
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Wired for Sound, Stone Counters, Dry Bar
Appliances	Dishwasher, Dryer, Gas Range, Gas Stove, Microwave Hood Fan, Refrigerator
Heating	In Floor, Fireplace(s), Natural Gas, Fan Coil

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	11

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting
Construction	Brick, Concrete, Stone

### **Additional Information**

Date Listed	June 2nd, 2025
Days on Market	46
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Gravity Realty Group
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