

**1401, 837 2 Avenue SW**  
**Calgary, Alberta**

**MLS # A2295610**



**\$2,699,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	4,879 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Views		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 6,631
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Built-In features (as is), blown glass walls, blown glass light fixture in living room.

Exceptional opportunity to reimagine a truly grand sub-penthouse residence in the exclusive Point on the Bow, an intimate + highly sought-after building of just 38 residences. Offering nearly 4,900 square feet of living space, this remarkable home showcases expansive proportions, floor-to-ceiling windows + breathtaking, unobstructed views from every principal room. Privately accessed by elevator, the residence opens to a sprawling + versatile layout featuring two luxurious primary suites, two additional bedrooms + extensive living + entertaining areas designed for both formal + relaxed settings. The outdoor experience is equally impressive, with over 1,200 square feet of patio space—perfect for sophisticated entertaining or quiet enjoyment of the panoramic 180-degree vistas spanning the Bow River, mountains + city skyline. Set in a serene riverside location just steps to the pathway system, the building offers a refined lifestyle with 24-hour concierge, welcoming landscaped grounds + premium amenities including indoor pool, hot tub, fitness centre + social lounge. Additional highlights include two underground parking stalls, car wash bay + two generous storage rooms. An exceptional lock-and-leave offering combining scale, privacy + an unparalleled setting, with acclaimed dining + urban conveniences just moments away. Pets permitted with board approval.