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1401, 837 2 Avenue SW
Calgary, Alberta

MLS # A2309463



$2,328,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	4,862 sq.ft.	**Age:**	1999 (27 yrs old)
Beds:	4	**Baths:**	4
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Marble	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 7,483
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Commanding a rarefied position high above the city, this extraordinary sub-penthouse is a statement of prestige, scale, and uncompromising luxury—crafted for a truly discerning buyer. Spanning over 4,800 sq ft of meticulously designed living space, this residence offers an elevated lifestyle defined by privacy, sophistication, and breathtaking panoramic views. A private elevator opens directly into the suite, setting the tone for an exclusive, estate-like experience in the sky. The grand living and entertaining areas are nothing short of spectacular, featuring expansive principal rooms, a formal dining area, and a separate family lounge—each surrounded by floor-to-ceiling windows that flood the home with natural light and showcase uninterrupted vistas. Designed for both intimate gatherings and large-scale entertaining, the layout flows seamlessly throughout. A chef-calibre kitchen anchors the home with generous workspace, premium finishes, and effortless connection to the main living areas. The primary retreat is a private sanctuary, complete with a spa-inspired ensuite and an exceptional walk-in dressing room. Additional bedrooms are generously proportioned, offering comfort and privacy for family or guests, each complemented by well-appointed bathrooms. An extraordinary highlight of this residence is the nearly 1,200 sq ft of outdoor living space—expansive terraces offering unobstructed 180-degree views of the mountains, Bow River, and downtown skyline. This seamless indoor-outdoor experience creates a truly remarkable setting for entertaining or quiet moments above the city. With direct elevator access into the residence, expansive interiors, and 24/7 concierge service, this is a rare offering that embodies the pinnacle of downtown luxury living—tailored for those who expect nothing less than the exceptional.

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