

**401, 110 7 Street SW**  
**Calgary, Alberta**

**MLS # A2172265**



**\$1,100,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,998
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Walk-In Closet(s)		

**Inclusions:** N/A

Discover the epitome of luxury in this exquisite condo, situated in the prestigious LaCaille Parke Place. Enjoy breathtaking views of the Bow River and majestic mountains from your private sanctuary. Upon entering, you'll be greeted by a bright, open floor plan featuring soaring 9-foot ceilings and expansive windows that invite natural light. The gourmet kitchen is a chef's dream, complete with a breakfast bar, elegant granite countertops, and high-end stainless-steel appliances. It seamlessly flows into a spacious formal dining room and an inviting great room, highlighted by a cozy gas fireplace—perfect for entertaining or relaxing. The den offers an ideal workspace and provides access to a generous west-facing deck, perfect for evening sunsets. Retreat to the luxurious master bedroom, featuring an impressive walk-in closet and a spa-like 5-piece ensuite, complete with a jetted tub and a large shower. The well-sized second bedroom boasts large windows that frame stunning views of the Bow River. Additional features include a convenient laundry room with built-ins, two titled indoor heated parking stalls, and an assigned storage locker. The parkade is equipped with a wash bay for added convenience. LaCaille Parke Place is impeccably maintained and offers a concierge service seven days a week. You'll be just steps away from scenic walking paths along the Bow River and within walking distance to downtown, public transportation, and various amenities. This home exemplifies pride of ownership and is ideal for professionals or empty nesters seeking a luxurious lifestyle. Don't miss the opportunity to make this stunning property your own!