

1001, 701 – 3rd Avenue SW



Unbelievable Sub-Penthouse with the finest quality finishings!

Note the gleaming Walnut Floors, and fabulous woodwork and finishing through-out.



*Ellyn Mendham &
Tom Westcott*
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A welcoming "sit-down" bar to listen to your piano. Granite Counter top, Sub-Zero under-counter wine Fridge. The Kitchen features Polished Limestone counters, blanco undermount sink, Kohler Trough Basins, Grohe faucets, Sub-Zero Fridge, Viking Gas Professional Series Cooktop, Viking Double Electric Select Oven Wall Oven, Miele Built-in Dishwasher.

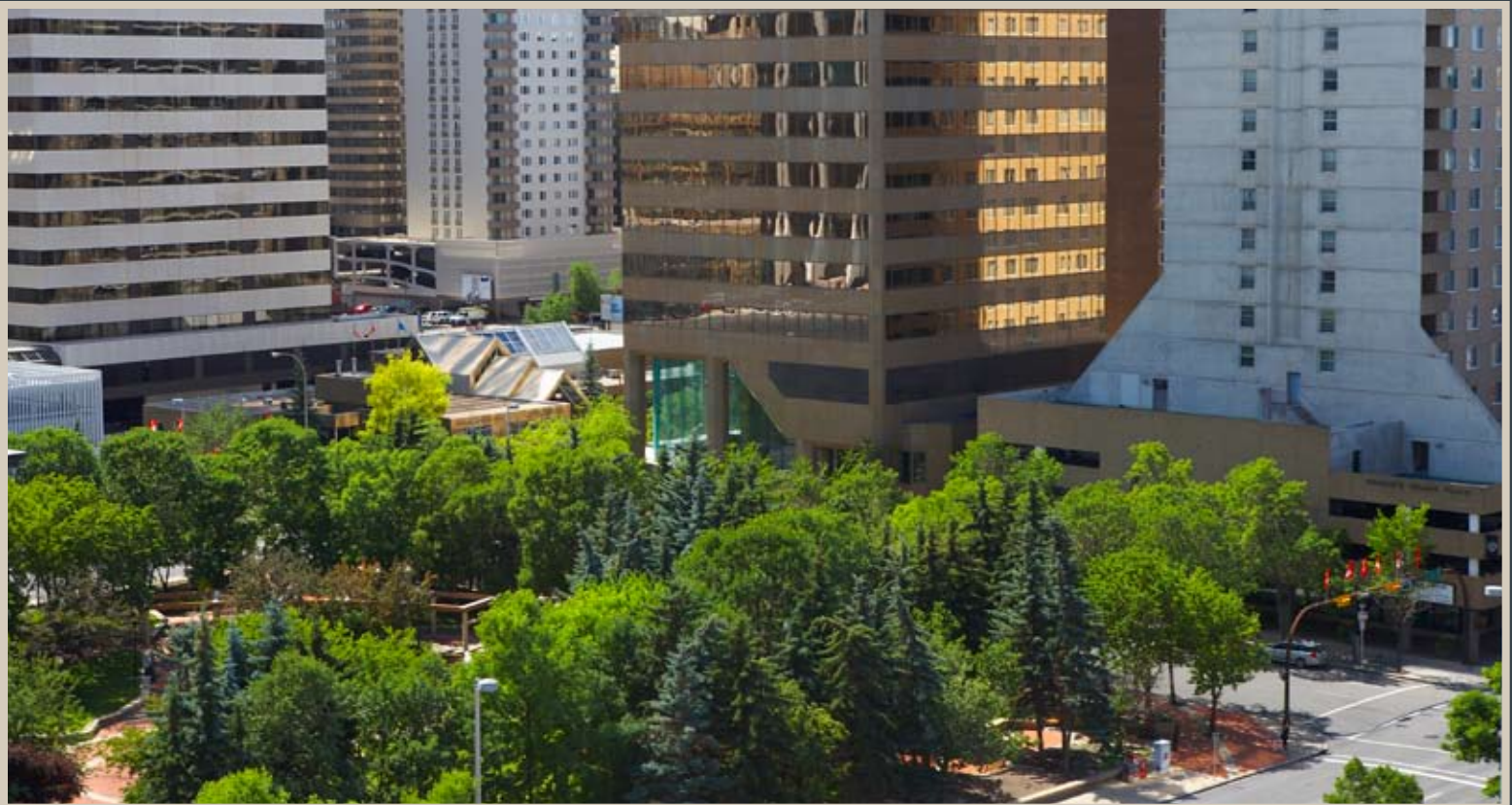


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The Sumptuous Master Bedroom and Spa provide a quiet retreat from the everyday world with magnificent finishings and accoutrements.





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Address 1001, 701 - 3 Ave SW, Calgary
District C-002 Eau Claire
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Price \$2,950,000
Mortgage T.A.C.T.

Complex Churchill Estates **Heating** Fan Coil, In Floor
Landscap Yes **Flooring** Hdwd / Tile / Crpt
Fenced No **Home Size** 3,103 sf (288 m2)
Style Apartment **Reg. Size** 3,391 sf
Age 2007 **Fireplace** Gas - three sided
Ext Fin Stone, Brick

Condo Fees \$1,783 / month
Fees Include Concierge, management, insurance, reserve fund, exterior maintenance, landscaping, snow removal

Living Rm 28'6" x 15'5" **Conservatory** 19'10" x 18'2"
Dining Rm 19'5" x 15'2" **Den** 10'3" x 5'1"
Kitchen 20'3" x 15'11"
Bathrooms One 5 piece Ensuite, two 3 piece Ensuites, one 2 piece
Bedrooms 3; Master 14'x12'11", Second, 12'11"x10.3", Third 12'3"x10'3"
Parking 4 titled stalls, #'s 43, 54, 55, 56

Zoning DC
L. I. Levy None noted
Taxes 2008 \$11,325
Possession 15 Days / negotiable
Rooms 8/3

Included Walnut hardwood, granite counter tops in bar, laundry, den, powder room. Polished limestone counter tops in kitchen and bathrooms. kitchen - Blanco double undermount sink, Kohler trough basins, Grohe faucets. Sub-zero fridge, Viking gas professional series cooktop, Viking double electric select oven wall ovens, Meile dishwasher, Bosch washer and dryer. Sub-zero under counter fridge, Sub zero under-counter wine fridge in Conservatory, LG microwave refrigerator. Hood fan, garburator, vacuum system, Art TV, Central Sound System (Integrated Surround Sound)

Remarks A Premier Residence in Eau Claire with superb finishings and attention to detail. This magnificent sub-penthouse occupies the entire floor providing 3 large decks with a variety of city, mountain and river valley views. Ready for you to move in. This home is well equipped with the expected top end appliances. Whether you are entertaining guests in the living room or the conservatory, with its sit down bar area, or having a dinner party in the dining room this home will not disappoint! This magnificent home includes 4 underground parking stalls (as well as guest parking of course); an outdoor living area comprised of 3 decks totalling 1387 square feet to provide a total living area of 4490 square feet.

Owner Centron Construction Ltd **Appointments** Lister **Alarm System**

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Deposits to Listing Company - Listing company to do Conveyancing

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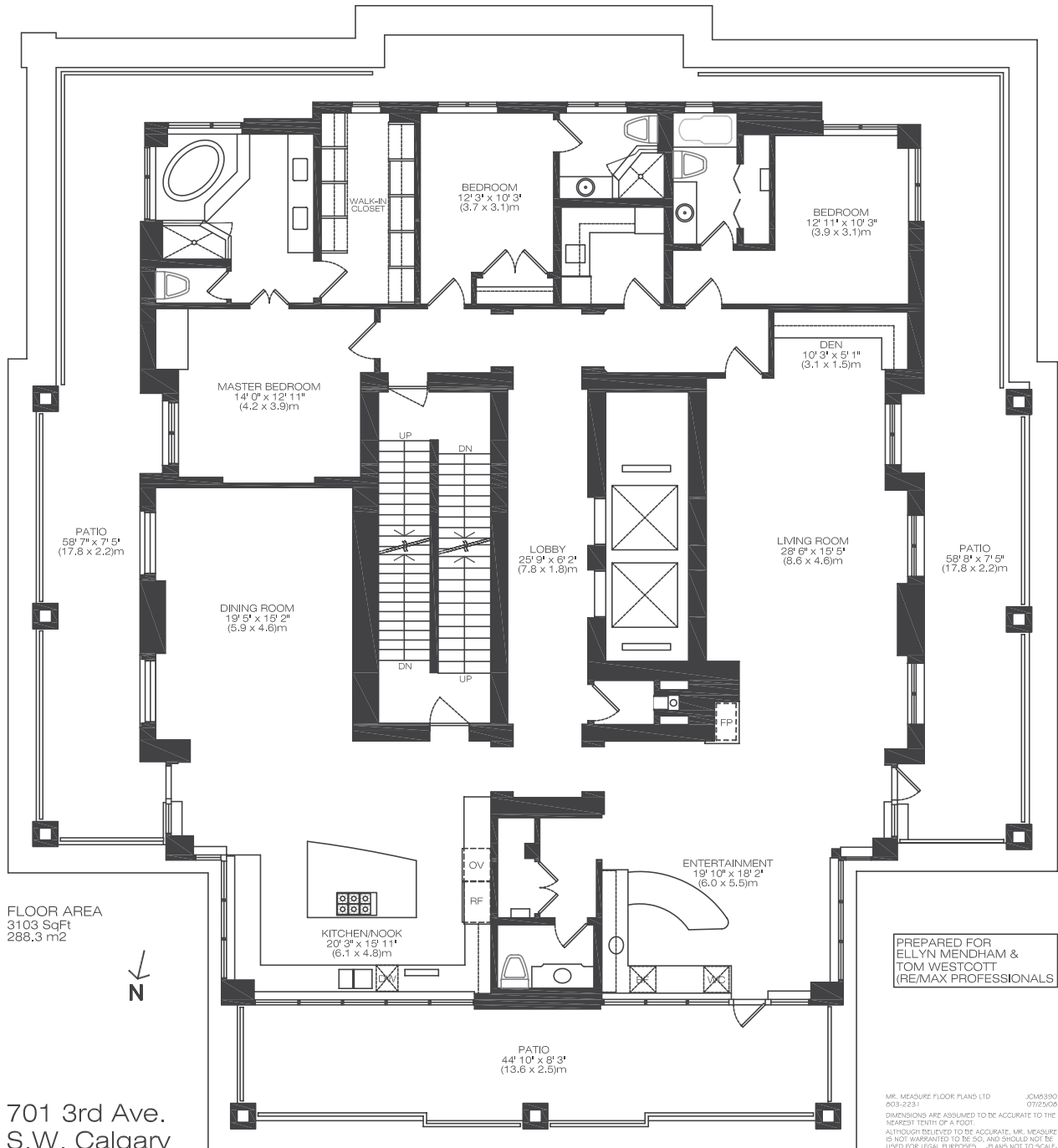


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