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**Royal LePage Mission Real Estate**  
#100 3595 114 Ave SE  
Calgary, AB  
T2Z 3X2



604 701 3 Avenue, Calgary, Alberta, T2P 5R3, Canada

MLS®# C4042622

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Property Value	\$749,900
Type	Condo
Style	Single Level Unit
Parking	Double Indoor, Heated, Underground
Year Built	2007
Living Area	1,346 sq.ft.
Bedrooms	2
Bathrooms	2 full & 1 half
Maintenance Fee	\$1,299.00

## Description

Located in Eau Claire, Churchill Estates is a small boutique condo complex. Residents are steps from shops & restaurants, Princeâ€™s Island Park and river pathways. This 2 bedroom plus den unit offers elegant living with attention to every detail. From the gourmet kitchen that boasts plenty of full height cabinets, natural stone countertops, island breakfast bar & s.s. appliances to the coffered ceilings, double-sided fireplace between the dining & living room, Dolby surround sound with individually controlled speakers and west facing balcony (30â€™x9â€™6). The master suite is truly a retreat and features a spa inspired ensuite with a frameless glass steam shower, soaker tub and double vanities. Guest bedroom boasts a built-in murphy bed plus a 3 piece ensuite with a 5â€™ tiled shower. Built-in work station in the den is perfect for the home office, 2 piece powder room and laundry room with cabinets complete this exquisite space. Two titled U/G parking stalls & storage â€™ car wash bay and weekday concierge.



