

# \$499,000 - 205, 701 3 Avenue Sw, Calgary

MLS® #A2226366

**\$499,000**

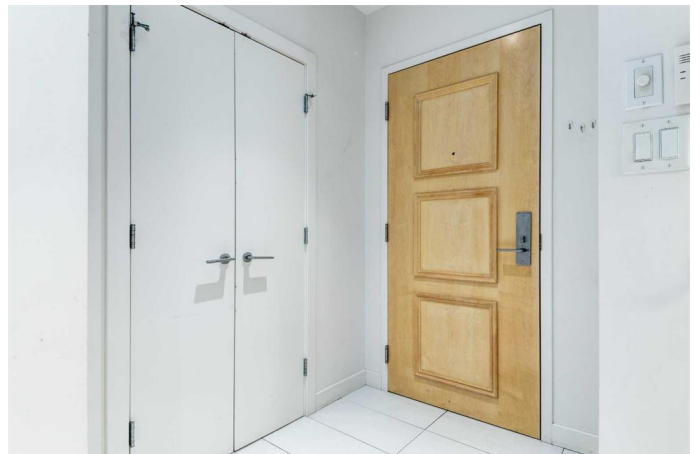
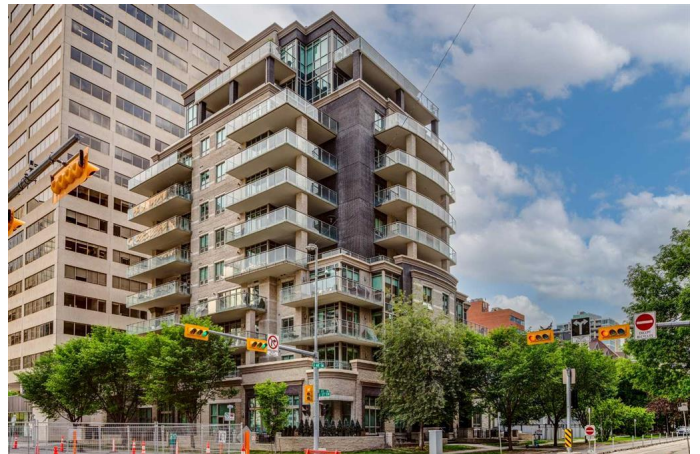
2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Located in the prestigious Churchill Estates, this beautifully updated 2-bedroom, 2-bath residence offers two titled underground parking stalls and 925 sq. ft. of intelligently designed luxury in Calgary's Downtown Commercial Core. Every detail has been curated for elevated inner-city living—from newly installed hardwood floors and radiant in-floor heat in the reimagined primary ensuite, to the frameless glass steam shower that delivers spa-calibre relaxation. The kitchen is a chef's dream with soft-close cabinetry, honed slate countertops, and premium KitchenAid stainless steel appliances including a gas range and microwave hood fan. An elegant gas fireplace adds warmth to the open-concept living and dining area, which opens onto a rare 429 sq. ft. private terrace—an exceptional outdoor escape in the city. The spacious primary suite features a walk-through closet and a luxurious 5-piece ensuite, while the second bedroom offers flexible use as a guest room, office, or studio, with easy access to a sleek 3-piece bathroom. Thoughtful extras include a private storage locker, built-in central vacuum, integrated security wiring, weekday concierge service, heated visitor parking, and a beautifully appointed lobby. Quietly tucked just off the core yet steps to the +15, river pathways, fine dining, and boutique shopping, this is refined downtown living without compromise.

Built in 2007



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2226366          |
| Price          | \$499,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 926               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 205, 701 3 Avenue Sw     |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P 5R3                  |

## Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Garbage Chute |
| Parking Spaces | 2                                                                                                             |
| Parking        | Stall, Underground                                                                                            |

## Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Gas Range, Gas Stove, Microwave Hood Fan, Refrigerator                                                                                                                  |
| Heating           | Fan Coil, In Floor, Fireplace(s), Natural Gas                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                                        |

# of Stories            11

## Exterior

Exterior Features    Balcony, BBQ gas line, Lighting

Construction        Brick, Concrete, Stone

## Additional Information

Date Listed           June 2nd, 2025

Days on Market      64

Zoning                DC (pre 1P2007)

## Listing Details

Listing Office        Gravity Realty Group

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