

**404, 600 Princeton Way SW  
Calgary, Alberta**

**MLS # A2294035**



**\$2,550,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Eau Claire                         |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 3,065 sq.ft.                       | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parkade, Titled                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                         |                   |                 |
|--------------------|-------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                       | <b>Condo Fee:</b> | \$ 2,009        |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stone  | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                       | <b>Utilities:</b> | -               |

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to Princeton Grande, one of Calgary's most prestigious & exclusive riverfront addresses in the heart of Eau Claire, perfectly positioned along the Bow River & directly across from the natural beauty of Prince's Island Park. This extraordinary 3,065 sq. ft. private sub-penthouse offers an exceptional standard of luxury living, where timeless elegance, architectural scale & breathtaking river & park views come together to create a truly remarkable home. A private elevator opens directly into the residence, revealing expansive interiors designed for sophisticated entertaining & refined everyday living. Grand principal rooms are framed by oversized windows that capture sweeping views of the river & park, while high coffered ceilings, custom millwork, & elegant designer finishes elevate every space. The formal living room, anchored by a double-sided gas fireplace & surrounded by windows with terrace access, creates a dramatic yet inviting setting while the gracious dining room is perfectly suited for hosting memorable dinners & special occasions against a backdrop of spectacular views. The chef-inspired kitchen is beautifully appointed with granite countertops, custom cabinetry, & an expansive pantry, offering both functionality & understated luxury. Flowing effortlessly into a bright south-facing breakfast nook & a comfortable family room, with access to a private terrace ideal for outdoor dining & enjoying river views. A refined den with custom built-ins provides the perfect executive office or private library (could be used as a 3rd bedroom). The luxurious primary suite is a tranquil sanctuary featuring a spacious walk-in closet & a spa-inspired ensuite complete with a deep soaker tub, glass-enclosed shower, and dual vanities. A second bedroom with its own ensuite & large closet offers exceptional comfort & privacy for guests. Additional highlights include 371+ sq. ft of

outdoor living space on two private terraces, a dedicated laundry room, central vacuum system, built-in speaker system, abundant in-suite storage, two titled underground parking stalls a short distance to the elevator, & a titled storage locker. Residents of Princeton Grande enjoy an unmatched collection of five-star amenities designed for comfort, wellness, & entertaining. These include 24-hour concierge & security, an elegant lobby with fireplace lounge, beautifully appointed guest suites, a private library & conference room, temperature-controlled wine storage with a tasting room, a sophisticated residents' lounge with full kitchen & terrace, fully equipped fitness center, a dedicated yoga studio, steam room with change facilities, an underground car wash bay, & a private freight elevator for discreet service & move-ins. Surrounded by the Bow River pathways, steps to downtown's finest dining, cultural venues, & vibrant urban amenities, this exceptional residence offers a rare opportunity to experience luxury condominium living at one of Calgary's most distinguished & sought-after addresses.