

1401, 837 2 Avenue SW

Calgary, Alberta

MLS # A2295610



\$2,699,000

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 6,631
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Built-In features (as is), blown glass walls, blown glass light fixture in living room.		

Exceptional opportunity to reimagine a truly grand sub-penthouse residence in the exclusive Point on the Bow, an intimate + highly sought-after building of just 38 residences. Offering nearly 4,900 square feet of living space, this remarkable home showcases expansive proportions, floor-to-ceiling windows + breathtaking, unobstructed views from every principal room. Privately accessed by elevator, the residence opens to a sprawling + versatile layout featuring two luxurious primary suites, two additional bedrooms + extensive living + entertaining areas designed for both formal + relaxed settings. The outdoor experience is equally impressive, with over 1,200 square feet of patio space—perfect for sophisticated entertaining or quiet enjoyment of the panoramic 180-degree vistas spanning the Bow River, mountains + city skyline. Set in a serene riverside location just steps to the pathway system, the building offers a refined lifestyle with 24-hour concierge, welcoming landscaped grounds + premium amenities including indoor pool, hot tub, fitness centre + social lounge. Additional highlights include two underground parking stalls, car wash bay + two generous storage rooms. An exceptional lock-and-leave offering combining scale, privacy + an unparalleled setting, with acclaimed dining + urban conveniences just moments away. Pets permitted with board approval.