

# \$2,295,000 - 305, 600 Princeton Way Sw, Calgary

MLS® #A2210464

**\$2,295,000**

2 Bedroom, 3.00 Bathroom, 2,882 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Princeton Grande in Eau Claire offers one of the premiere executive addresses in Calgary. With first class concierge service, private elevators, amazing amenities, two guest suites and a location that overlooks the river pathways and Prince™s Island Park, this is the pinnacle of luxury urban living. The impressive design and subtle luxury are evident and amplified by the recent modernization and design updates that have only been lightly enjoyed since being completed a few years back. The appointments include high quality finishings, extensive custom built-ins, and modernized paint, flooring and décor throughout. Enjoy the urban park setting from your massive covered balcony facing the river or take in the city skyline from your other covered balcony on the opposite side of the suite. You get the best of both worlds with a floorplan that is ideal for entertaining yet cozy enough for those quiet family times. There is a formal living area surrounded by windows overlooking the park and a gas fireplace for ambiance. The formal dining area will easily accommodate a table for 10-12 and also takes in the park views. The gourmet kitchen is spacious and offset from the living area for privacy when you need it. Adjacent to that is a south facing breakfast nook and outdoor terrace which captures the city views as well as a cozy family room and another gas fireplace. There is a separate laundry room, a storage area/pantry and seemingly endless closets and storage



## 350, 600 PRINCETON WAY SW

RECA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 2882.11 Sq.Ft. / 267.75 m²

TOTAL ABOVE GRADE RMS SIZE - 2882.11 Sq.Ft. / 267.75 m²



spaces. This home includes a built-in speaker system, central vacuum system, high coffered ceilings, large bright windows, a guest bedroom that includes an ensuite, two titled parking stalls and a fully enclosed titled storage locker. The amenities of the luxury residence include 24 hour security/concierge service with closed circuit monitoring, front seating area with fireplace, conference board room, temperature controlled wine storage lockers and tasting room, a social room with full kitchen/TV/terrace, two exercise rooms, a yoga room, steam room all with showers and change rooms, underground car wash bay and separate freight elevator for move in/move out. The location is extraordinary and the residence is outstanding. Come and see for yourself today!

Built in 2007

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210464          |
| Price          | \$2,295,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 2,882             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 305, 600 Princeton Way Sw |
| Subdivision | Eau Claire                |
| City        | Calgary                   |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2P 5N4 |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitr Room, Secured Parking, Snow |
| Parking Spaces | 2                                                       |
| Parking        | Secured, Titled, Underground                            |



## Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Pantry, Storage, Walk-In Closet(s), Closet Organizers, Central Vacuum, Elevator, Granite Counters, Kitchen Island, Recreation Facilities |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Built-In Oven, Gas Cooktop, Warming Drawer, Wine Refrigerator                                          |
| Heating           | Boiler, Fan Coil                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Living Room                                                                                                                                                             |
| # of Stories      | 19                                                                                                                                                                                        |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other                                                   |
| Roof              | Membrane, Metal, Mixed                                  |
| Construction      | Brick, Concrete, ICFs (Insulated Concrete Forms), Stone |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 200              |
| Zoning         | DC (pre 1P2007)  |

## Listing Details

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | Coldwell Banker Home Smart Real Estate |
|----------------|----------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.