



Subject Property: 36 Barclay Walk SW, Calgary

May 20, 2024

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active Listings

Address	Bd	FB	HB	SqFt	List Price	\$/SqFt	List Date
36 Barclay Walk SW	4	3	2	2292			
500 Eau Claire Avenue SW #500J	4	3	1	4,257	\$1,150,000	\$270.14	07/21/2023
400 Eau Claire Avenue SW #1505	3	2	1	2,084	\$1,349,000	\$647.28	05/11/2024
400 Eau Claire Avenue SW #2203	3	2	1	2,812	\$1,829,000	\$650.43	04/17/2024
738 1 Avenue SW #811	3	2	1	1,835	\$2,449,900	\$1,335.10	02/09/2024
600 Princeton Way SW #308	3	2	1	2,806	\$2,450,000	\$873.19	10/05/2023
Averages:	3.2	2.2	1.0	2,759	\$1,845,580	\$755.23	

Sold Listings

Address	Bd	FB	HB	SqFt	Sold Price	\$/SqFt	Sold Date
36 Barclay Walk SW	4	3	2	2292			
837 2 Avenue SW #402	3	2	0	2,266	\$1,400,000	\$617.83	08/25/2022
701 3 Avenue SW #1101	3	3	1	3,677	\$1,600,000	\$435.11	11/28/2022
680 Princeton Way SW #202	3	3	0	2,589	\$1,725,000	\$666.28	10/07/2022
690 Princeton Way SW #803	3	2	0	2,108	\$1,940,000	\$920.30	03/09/2024
738 1 Avenue SW #611	3	2	1	1,860	\$2,100,000	\$1,128.92	04/10/2023
128 Waterfront Court SW #501	3	3	1	2,292	\$2,225,000	\$970.77	09/02/2022
738 1 Avenue SW #106	4	3	0	3,105	\$2,591,925	\$834.76	10/22/2022
Averages:	3.1	2.6	0.4	2,557	\$1,940,275	\$796.28	

	Low	Median	Average	High	Count
Comparable Price	\$1,150,000	\$1,884,500	\$1,900,819	\$2,591,925	12
Adjusted Comparable Price	\$1,150,000	\$1,884,500	\$1,900,819	\$2,591,925	12

On Average, the 'Sold' status comparable listings sold in 82 days for \$1,940,275



Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.



Monday, May 20, 2024

400 Eau Claire Avenue SW #1505, Calgary

A2131284 Active

LP: \$1,349,000
Residential

DOM: 8



Class: Apartment
Type: High Rise (5+ stories)
Levels: Single Level Unit
Yr Built: 1996
LINC#: 0026507385
Arch Style: High-Rise (5+)
Possession 30 Days / Neg / /
Legal Pln: 9512180
Area: Calgary
Zone: CAL Zone CC
Community Eau Claire
Condo Type Conventional

Blk: **Lot:** **LP/SF:** \$647
Land Use: DC (pre 1P2007) **Tax \$/Yr:** \$4,261/2023
Title to Lnd: Fee Simple **Loc Imp:**
New Hm: No **HOA:** No
Reports: RMS Supplements, Title **Condo Fee:** \$1,599.00
Restrict: Pet Restrictions or Board approval Required
Disclosure: No Disclosure

Welcome to your stunning executive one level condo in Princess Island Estates ! This gorgeous home boasts almost 2100 square feet, of exquisite living space with air conditioning and 3 very spacious bedrooms, 3 bathrooms, vinyl plank flooring, neutral tones, coffered ceilings and full windows across the main floor ! A bright open space with two living areas and so much space to entertain or relax. So much space that they created two living areas in it! From the moment you enter you notice the big open foyer with space to welcome guests or say a lingering goodbye. The long beautiful hallway greets you with stunning vinyl plank flooring with modern flair, a very open concept and grand living space with two thoughtfully designed living areas to entertain or enjoy with family. Shutters around all of the windows that encase the entire main floor and let in so much natural light. A timeless gas fireplace is perfect for those cozy nights in and you have not one, but 2 decks off of each side of the main floor to enjoy the outdoor space and starry nights or a firepit with family . This absolute gem has 3 bedrooms and 3 bathrooms and over 2200 square feet of living - giving you a large home feel all on one level. The kitchen has white cabinetry with stainless steel appliances, granite countertops and Electric stove with the ability to convert to gas. A large dining area off the kitchen allows for any size dining table with built in cabinetry and places for more dining-ware. The primary bedroom is a very good size and has a huge walk in closet and gorgeous 5pc spa-like ensuite with steam shower, soaker tub wand dual vanity. The 2nd bedroom is a large size as well and has the use of the 2nd 3pc bath beside with large shower, vanity and is located right beside the bedroom or for guests to use if they need as well. The third bedroom is generous and can double as an office and guest room if needed as it includes a built in MURPHY BED and desk. An additional 2pc powder room and laundry room finish the space. This luxury living does not come along often. These prestigious suites are located right off of Princess Island Park , the river and gorgeous pathways that Calgary has to offer allowing for the best landscape and walking paths and restaurants within walking distance and right outside your door. It is also directly beside the former YMCA which is now planned to be a very prestigious Athletic Club which will continue to enrich the value of this great building and resale . The building specifically has a full time Building Manager, high security, tons of underground visitor parking, car wash station and so much more. Come and see it to appreciate. These do not come up often. Dont wait!

	2Pc	3Pc	4Pc	5Pc	6Pc		<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>	
Baths:	1	0	0	0	0		Main:	194	2,084	
EnSuite:	0	1	0	1	0		Upper:			
Bed Abv:	3			Beds:	3		Blw Grd:			
Rms Abv:	7			F/H Bth:	2/1		Total AG:	194	2,084	
Foyer	Main	7' 10" x 8' 10"			2pc Bathroom	Main	7' 10" x 5' 6"	3pc Ensuite bath	Main	5' 11" x 8' 6"
Bedrm	Main	10' 5" x 14' 3"			Walk-In Closet	Main	5' 11" x 9' 2"	5pc Ensuite bath	Main	10' 1" x 13' 6"
Primary Bed	Main	15' 6" x 14' 3"			Living	Main	26' 11" x 31' 9"	Kitchen	Main	11' 10" x 9' 0"
Dining	Main	10' 10" x 12' 9"			Bedrm	Main	11' 9" x 14' 3"			
							Cooling:	Central Air		
Basement:							Fireplace:	1/Gas		
Heating:	Baseboard, Natural Gas									
Suite:	No									
Construct:	Brick						Lot Size:			
Foundatn:							Frnt Lngth:			
Exterior:	Balcony, Courtyard						Lot Dim:			
Roof:							Flooring:			
Front Exp:	E						Carpet, Ceramic Tile, Hardwood			
Gar Dim:							Fencing:			
Parking:	Stall						HOA:			
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Elevator, Granite Counters, Jetted Tub, Low Flow Plumbing									
	Fixtures, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound									
Comm Feat:	Gated, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths									
Lot Feat:										



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Goods Incl: Murphy Bed in Office/Den
Appliances: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Othr Equip: Garage Door Opener
Goods Excl: N/A
Utilities:

Condo Name: Prince's Island Estates	Entry Level: 5	# Floors: 5
Mgt Co/Ph: Derry/403-630-7848		Unit Exp: E, S
Park Plan: Titled		Prk Stall: 172/173
Legal Desc: 9512180/68	Strg Type: Assigned	
Legal Park: 172/173/172/173	Locker #: 85	Tot Units:
Legal Storg:	Balcony: Balcony(s), Deck	
Post Tnsn: No	Laundry: In Unit	
Fee Incl: Common Area Maintenance, Electricity, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Man	Reg Size:	
Reg Size Inc: Interior Above Grade, Wall Thickness		
Assc Amen: Elevator(s), Secured Parking, Visitor Parking		

911 Address:	Sewer/Sptc:	Total Acres:
Road Access:	Irrigated Ac:	Cleared Ac:
Cultivate Ac:	Not Cult Ac:	LseHld Ac:
FreeHld Ac:		Treed Ac:
Water Spply:	Well Depth:	LP/Acre:
Water GPM:	Nearest Twn:	SP/Acre:
Bus Srv:		
Elem School:		
Jr/Mid Schl:		
High School:		





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400 Eau Claire Avenue SW #2203, Calgary



A2123701 Active

LP: \$1,829,000
Residential

DOM: 32

Class: Row/Townhouse
Type: Five Plus
Levels: Three Or More
Yr Built: 1995
LINC#: 0026507062
Arch Style: 3 Storey
Possession 60 Days / Neg / /
Legal Pln: 9512180
Land Use: DC (pre 1P2007)
Title to Lnd: Fee Simple
New Hm: No
Reports: None
Restrict: Pet Restrictions or Board approval Required
Disclosure: No Disclosure

Area: Calgary
Zone: CAL Zone CC
Community Eau Claire
Condo Type Conventional

Blk: **Lot:** **LP/SF:** \$650

Tax \$/Yr: \$5,280/2023
Loc Imp:
HOA: No
Condo Fee: \$2,145.00

Nestled in Calgary's esteemed Eau Claire neighborhood, this exclusive residence epitomizes exclusivity and luxurious living. Boasting unparalleled privacy and an enviable location, this meticulously renovated home offers a sanctuary amidst the vibrancy of urban life. A townhome in Calgary's downtown Core is a rare find, featuring a charming brownstone brick exterior and spectacular views of Prince's Island Park from a Juliette balcony and expansive rooftop deck. This city home is over 2800 sq/ft with another 1000 sq/ft of combined deck and patio outdoor living. A brownstone layout for even the most discerning family; the main floor welcomes you with an elegant dining room and an expansive kitchen, loads of lounging in the family room and serene views of the park. This main floor is definitely the place to gather, entertain and call home. The centerpiece of the home is the updated kitchen—a culinary enthusiast's dream. It showcases an 18-foot quartz island, a testament to both style and functionality. Miele and Sub-Zero appliances adorn the kitchen, including an induction cooktop, built-in coffee machine, steam oven, warming drawer, 2 bar/wine refrigerators and a 48-inch fridge/freezer - elevating every culinary experience to new heights. So expansive is this kitchen that you can easily seat 10 at the bar or have your own home cooking show complete with crew and cameras! The second floor features 3 bedrooms, including a private master suite, walk-in closets, dedicated laundry room, and ample space for guests. Check out the master ensuite double shower and oversized soaker tub plus a dressing area bathed in natural light from the Park View balcony. On the top floor loft, you'll find a private home office and yoga/theatre studio/rec room which leads to the roof top patio to provide versatile spaces for productivity or relaxation, adding to the privacy this residence offers. Swarovski Crystal chandeliers, chefs pot filler tap, wine racks, built-in speakers and air conditioning on all 3 floors are just some of the upscale details you come to love that sets this home apart. Living in Eau Claire means you're able to take advantage of Prince's Island Park, just steps from your door, and a short walk to all the shops & stops The Core has to offer - this is urban living at its finest. Enter via the private front patio at street level or from one of the two titled, secure, and heated side by side parking stalls just steps from your private underground entrance - it's your choice! With its coveted location, luxurious amenities, and a focus on privacy, this residence epitomizes urban refinement. Seize the opportunity to call this exclusive haven in Eau Claire your next home..

	2Pc	3Pc	4Pc	5Pc	6Pc	<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>		
Baths:	1	0	0	0	0	Main:	112	1,209		
EnSuite:	0	0	0	2	0	Upper:	149	1,604		
Bed Abv:	3			Beds:	3	Blw Grd:	12	134		
Rms Abv:	8			F/H Bth:	2/1	Total AG:	261	2,812		
Kitchen	Main	24' 11" x 10' 4"			Dining	Main	18' 11" x 14' 6"	Living	Main	19' 2" x 15' 4"
Primary Bed	Second	14' 6" x 10' 11"			Bedrm	Second	14' 11" x 14' 2"	Bedrm	Second	9' 11" x 9' 7"
Loft	Third	17' 6" x 14' 11"			Den	Third	13' 11" x 10' 11"	5pc Ensuite bath	Second	
5pc Ensuite bath	Second				2pc Bathroom	Main				

Basement: Finished, See Remarks
Heating: Baseboard, Boiler, Natural Gas
Suite: No
Construct: Brick, Concrete, Stucco
Foundatn: Poured Concrete
Exterior: Balcony, Barbecue, Courtyard, Private Entrance, Storage
Roof: Flat Torch Membrane
Front Exp: E
Gar Dim:
Parking: Titled, Underground

Cooling: Sep. HVAC Units
Fireplace: 1/Blower Fan, Dining Room, Gas
Lot Size:
Frnt Lngth:
Lot Dim:
Flooring: Ceramic Tile, Hardwood
Fencing: Fenced
HOA:

Features: Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Comm Feat: Other, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Lot Feat: Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Greenbelt, Street Lighting, Underground Sprinklers, Views, Waterfront



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Goods Incl: Swarovski Dining Room Chandelier, Primary Bedroom Swarovski Sidelights
Appliances: Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Garburator, Induction Cooktop, Microwave, Warming Drawer, Washer/Dryer Stacked, Window Coverings
Othr Equip: Other
Goods Excl: N/A
Utilities:

Condo Name: Prince's Island Estates	Entry Level: 1	# Floors: 9
Mgt Co/Ph: Prince Island Estates (PIE)/4036307848		Unit Exp:
Park Plan: Titled		Prk Stall:
Legal Desc: 9512180/36	Strg Type: In Unit, Separate from Unit	
Legal Park: 9512180/254/255	Locker #: 73	Tot Units:
Legal Storg:	Balcony: Deck, Rooftop Patio, Terrace	
Post Tnsn:	Laundry: In Unit, Sink, Upper Level	
Fee Incl: Amenities of HOA/Condo, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sr	Reg Size:	
Reg Size Inc: Interior Above Grade, Wall Thickness		
Assc Amen: Elevator(s), Parking		

911 Address:	Sewer/Sptc:	Total Acres:
Road Access:	Irrigated Ac:	Cleared Ac:
Cultivate Ac:	Not Cult Ac:	LseHld Ac:
FreeHld Ac:		Treed Ac:
Water Spply:	Well Depth:	LP/Acre:
Water GPM:	Nearest Twn:	SP/Acre:
Bus Svc:		
Elem School:		
Jr/Mid Schl:		
High School:		





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738 1 Avenue SW #811, Calgary



A2106965 Active

LP: \$2,449,900
Residential

DOM: 101

Class:	Apartment	Area:	Calgary
Type:	High Rise (5+ stories)	Zone:	CAL Zone CC
Levels:	Single Level Unit	Community	Eau Claire
Yr Built:	2019	Condo Type	Conventional
LINC#:	0038358149		
Arch Style:	High-Rise (5+)		
Possession	Negotiable / /		
Legal Pln:	1911332	Blk:	
		Lot:	
		LP/SF:	\$1,335

Land Use:	DC (pre 1P2007)	Tax \$/Yr:	\$15,115/2023
Title to Lnd:	Fee Simple	Loc Imp:	
New Hm:	No	HOA:	No
Reports:	Floor Plans, RMS Supplements	Condo Fee:	\$1,786.42
Restrict:	None Known		
Disclosure:	No Disclosure		

Welcome to The Concord; a magnificent riverside residence reflecting the essence of luxury living. A landmark anchored in the pulse of Calgary's most affluent community – offering a harmoniously blended marriage of live, work, & play. Dine at one of many exquisite culinary offerings located within the community which will impress even the most well-traveled palette. Host parties in the amenities rich social lounge overlooking the summer water garden/winter skating rink fully equipped with a wet bar, summer kitchen, BBQ, and two outdoor firepits. Unwind after a long day in your very own yoga room and private gym. Come home and appreciate the opulent convenience of 24hr concierge service and the expediency of a private elevator that leads to nearly 2,000 sq.ft. of thoughtfully designed living space – showcasing some of the most impressive views that Calgary has to offer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room including: German engineered Poggenpohl kitchen, Miele appliances, engineered hardwood flooring, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, and so much more. Complete with a PRIVATE DOUBLE CAR GARAGE (with room for a double car lift) and storage. Call today to set up your private tour.

	2Pc	3Pc	4Pc	5Pc	6Pc		<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>
Baths:	1	0	1	0	0		Main:	170	1,835
EnSuite:	0	0	0	1	0		Upper:		
Bed Abv:	3			Beds:	3		Blw Grd:		
Rms Abv:	7			F/H Bth:	2/1		Total AG:	170	1,835
Kitchen	Main		14'10" x 9'0"			Dining	Main	13'0" x 11'0"	
Foyer	Main		16'0" x 5'2"			Laundry	Main	5'0" x 3'10"	
Bedrm	Main		10'6" x 10'4"			Bedrm	Main	12'6" x 9'4"	
4pc Bathroom	Main		9'4" x 5'0"			5pc Ensuite bath	Main	9'0" x 8'2"	
Living									Main 27'0" x 18'6"
									Main 12'8" x 11'0"
									Main 8'10" x 5'0"

Basement:		Cooling:	Central Air
Heating:	Fan Coil, In Floor, Natural Gas	Fireplace:	1/Family Room, Gas, Marble
Suite:	No		
Construct:	Concrete	Lot Size:	
Foundatn:		Frnt Lngth:	
Exterior:	Courtyard, Other	Lot Dim:	
Roof:	Other	Flooring:	Hardwood, Marble
Front Exp:	E	Fencing:	
Gar Dim:	21'0" x 22'0"	HOA:	
Parking:	Double Garage Attached, Heated Garage, Oversized, Parkade		
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage		
Comm Feat:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Feat:			
Goods Incl:	NA		
Appliances:	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator		
Othr Equip:	None		
Goods Excl:	NA		
Utilities:			

Rupinder Sandhu
REAL ESTATE PROFESSIONALS INC.
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 Cell: 4036802523
 Cell: 4036802523



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Condo Name:	The Concord	Entry Level:	8	# Floors:	14
Mgt Co/Ph:	Rancho Realty/4032537642			Unit Exp:	NE
Park Plan:	Titled			Prk Stall:	P1 G109
Legal Desc:	1911332/65	Strg Type:	Titled		
Legal Park:	1911332/119	Locker #:	P1 A1	Tot Units:	
Legal Storg:	1911332/324	Balcony:	Balcony(s)		
Post Tnsn:	No	Laundry:	In Unit, Laundry Room		
Fee Incl:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Residential Manager,				
Reg Size Inc:	Interior Above Grade	Reg Size:			
Assc Amen:	Car Wash, Elevator(s), Fitness Center, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor				

911 Address:
Road Access:
Cultivate Ac:
FreeHld Ac:
Water Sppl:
Water GPM:
Bus Srv:
Elem School:
Jr/Mid Schl:
High School:

Sewer/Sptc:
Irrigated Ac:
Not Cult Ac:

Well Depth:
Nearest Twn:

Total Acres:
Cleared Ac:
LseHld Ac:
Treed Ac:
LP/Acre:
SP/Acre:





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690 Princeton Way SW #803, Calgary

A2103659 Sold

LP: \$1,999,900 SP: \$1,940,0
Residential

DOM: 37



Class: Apartment
Type: High Rise (5+ stories)
Levels: Single Level Unit
Yr Built: 2001
LINC#: 0029214996
Arch Style: High-Rise (5+)
Possession Negotiable / /
Legal Pln: 0210500
Blk:
Lot:
SP/SF: \$920

Area: Calgary
Zone: CAL Zone CC
Community Eau Claire
Condo Type Conventional

Land Use: DC (pre 1P2007)
Title to Lnd: Fee Simple
New Hm: No
Reports: Floor Plans, RMS Supplements, Title
Restrict: None Known
Disclosure: No Disclosure
Tax \$/Yr: \$10,383/2023
Loc Imp:
HOA: No
Condo Fee: \$2,150.00

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Now, this is a true contemporary work of art! Welcome to Princeton Hall, an exclusive enclave of luxury living nestled against the picturesque Bow River and Prince's Island Park. This exceptional condo offers a breathtaking backdrop of natural beauty and a lifestyle of unparalleled sophistication in the heart of Eau Claire. Originally built in 2001, this outstanding condo underwent a meticulous transformation curated by Jerilyn Wright & Associates. Boasting over 2,000 developed square feet, three bedrooms, a bright open floor plan, and stunning panoramic views framed by the river valley and Prince's Island treetops. This condo features cutting-edge features, including the custom designer U-shaped kitchen equipped with Pedini curved counter units, stainless steel drawers, Caesarstone countertops, a glass Grigio backsplash, and a suite of high-end Miele appliances. Adjacent to the kitchen lies a versatile den area adorned with bay windows, offering panoramic views of the park and river valley. Boasting Pedini wall cabinets and a Louis Poulson PH Snowball pendant, this space can serve as a tranquil sitting/reading area or a dining nook. The living room boasts a feature wall/fireplace adorned with a full granite slab in an antique Brown Stratos design and a Bio Flame 24" burner. Step onto the East-facing balcony for morning coffee or evening wine, with views of the Princeton courtyard, the park, and Prince's Island creating the perfect setting. The enormous primary suite, completely separated from the main living space, showcases a 24" Bio Flame burner set into a concrete fireplace, round aluminum LEDtube bedside reading lights, a Pedini floor-to-ceiling wardrobe, and a decadent spa-like 5-piece ensuite. The second bedroom features an East-facing window and cheater access to the main bathroom, while the third bedroom, ideal as a home office, boasts extensive Pedini built-in cabinetry and an East-facing window. Additional features include raised 9ft ceilings, Sistemlux LED pot lights, Control 4 technology, Unico Green Technology cooling and heating, and Hunter Douglas roller shades. Completing this upscale condo is the dedicated in-suite laundry room, two titled underground parking stalls, and an OVERSIZED titled storage locker. Princeton Hall offers a refined lifestyle with a 24-hour concierge service, a Tuscan-style wine cellar, an exercise facility, a professional boardroom, a private function room, and an owner's guest suite. In addition to its premium location near the Bow River and Prince's Island Park, grocery shopping is convenient, with the East Village Superstore just 5 minutes away. Explore nearby dining options such as Al Forno Bakery & Café, Buchanan's Chop House, and Hutch Café. Plentiful shops, dining, and amenities are within reach on 4 Ave and across the river in Kensington. You can easily traverse the city with quick access to Bow Trail and Memorial Drive.

	2Pc	3Pc	4Pc	5Pc	6Pc		Level	SqMtr	SqFt
Baths:	0	1	0	0	0		Main:	196	2,108
EnSuite:	0	0	0	1	0		Upper:		
Bed Abv:	3			Beds: 3			Blw Grd:		
Rms Abv:	7			F/H Bth: 2/0			Total AG:	196	2,108
Living	Main		18'3" x 15'1"		Kitchen	Main	14'8" x 14'4"	Dining	Main 14'4" x 10'10"
Den	Main		17'3" x 13'1"		Primary Bed	Main	20'0" x 19'6"	Bedrm	Main 13'2" x 10'4"
Bedrm	Main		14'11" x 12'11"		Laundry	Main	8'8" x 6'8"	3pc Bathroom	Main 0'0" x 0'0"
5pc Ensuite bath	Main		0'0" x 0'0"						
Basement:						Cooling:	Central Air		
Heating:	Forced Air					Fireplace:	2/None		
Suite:	No					Lot Size:			
Construct:	Brick					Frnt Lngth:			
Foundatn:						Lot Dim:			
Exterior:	Lighting					Flooring:	Tile		
Roof:						Fencing:			
Front Exp:	E					HOA:			
Gar Dim:									
Parking:	Parkade, Stall, Underground								
Features:	Elevator, High Ceilings, Open Floorplan								
Comm Feat:	Park, Shopping Nearby, Street Lights, Walking/Bike Paths								



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Lot Feat:			
Goods Incl:	Coffee Machine, A portion of the furniture is negotiable (please inquire)		
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine Refrigerator		
Othr Equip:	None		
Goods Excl:	None		
Utilities:			
Condo Name:	Princeton Hall	Entry Level:	8
Mgt Co/Ph:	Gary Bicknell/403-290-1300	# Floors:	13
Park Plan:	Titled	Unit Exp:	NW
Legal Desc:	0210500/27	Prk Stall:	42, 43
Legal Park:	0210499/42, 43	Strg Type:	Titled
Legal Storg:	0210499/50	Locker #:	50
Post Tnsn:	No	Balcony:	Balcony(s)
Fee Incl:	Amenities of HOA/Condo, Cable TV, Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Internet, Maintenance Grounds, Parking, Professional Manage		
Reg Size Inc:	Interior Above Grade, Wall Thickness	Laundry:	In Unit
Assc Amen:	Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage, Visitor Parking	Reg Size:	

911 Address:		Total Acres:
Road Access:		Cleared Ac:
Cultivate Ac:	Sewer/Sptc:	LseHld Ac:
FreeHld Ac:	Irrigated Ac:	Treed Ac:
Water Sply:	Not Cult Ac:	LP/Acre:
Water GPM:		SP/Acre:
Bus Srv:	Well Depth:	
Elem School:	Nearest Twn:	
Jr/Mid Schl:		
High School:		





Monday, May 20, 2024

600 Princeton Way SW #308, Calgary

A2084901 Active

LP: \$2,450,000
Residential

DOM: 228



Class:	Apartment	Area:	Calgary
Type:	High Rise (5+ stories)	Zone:	CAL Zone CC
Levels:	Single Level Unit	Community	Eau Claire
Yr Built:	2007	Condo Type	Conventional
LINC#:	0032372815		
Arch Style:	Apartment		
Possession	Negotiable, Subject To Tenancy / /		
Legal Pln:	0712113	Blk:	
		Lot:	
		LP/SF:	\$873
Land Use:	DC (pre 1P2007)	Tax \$/Yr:	\$10,514/2023
Title to Lnd:	Fee Simple	Loc Imp:	
New Hm:	No	HOA:	No
Reports:	Floor Plans	Condo Fee:	\$1,803.37
Restrict:	Pet Restrictions or Board approval Required		
Disclosure:	No Disclosure		

Elegance abounds in this distinguished residence in the prestigious Princeton Grand, with sweeping views and idyllic park side location in Eau Claire along the Bow River. This corner suite showcases bright, light filled rooms, and a functional layout that features 3 bedrooms, plus den and over 2,800 square feet of luxury living with gorgeous interior design and the added privilege of private elevator access directly into your suite, ensuring both privacy and exclusivity. Designed with seamless entertaining in mind, this home offers a superbly crafted floor plan that includes both formal living and dining room adorned with french doors - that could also be used as an office. The gourmet kitchen, adorned with upgraded cabinetry, high end, integrated appliances, and island with breakfast bar flows gracefully into the family room, creating a hub for daily family gatherings. The spacious covered balcony provides peaceful park vistas and can be accessed from both the living room and family room. An impressive primary suite is a sanctuary unto itself, featuring a more intimate south facing balcony for morning coffee, a spa-inspired ensuite and generously sized his and hers walk-in closets. This spectacular original owner suite comes complete with two titled parking stalls and a titled storage space. For the most discerning buyer, this premiere building offers the ultimate in luxury living, with a dedicated 24/7 concierge, building manager, a well-appointed fitness facility, a resident's lounge and wine storage room, car wash and two guest suites. The ultimate lock and leave lifestyle awaits in one of Calgary's most highly sought after buildings and inner city locations along the river.

	2Pc	3Pc	4Pc	5Pc	6Pc		<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>	
Baths:	1	0	0	0	0		Main:	261	2,806	
EnSuite:	0	1	0	0	1		Upper:			
Bed Abv:	3			Beds:	3		Blw Grd:			
Rms Abv:	9			F/H Bth:	2/1		Total AG:	261	2,806	
Living	Main	20'0" x 18'0"			Dining	Main	20'0" x 10'6"	Den	Main	14'5" x 14'0"
Family	Main	24'0" x 14'7"			Kitchen	Main	16'5" x 12'9"	Foyer	Main	16'0" x 7'2"
Primary Bed	Main	17'2" x 14'0"			Bedrm	Main	11'0" x 9'8"	Bedrm	Main	11'4" x 11'0"
Laundry	Main	8'7" x 5'9"			2pc Bathroom	Main	7'9" x 7'3"	3pc Ensuite bath	Main	12'0" x 5'0"
6pc Ensuite bath	Main	15'8" x 5'10"								

Basement:		Cooling:	Central Air
Heating:	Forced Air	Fireplace:	2/Family Room, Gas, Living Room
Suite:	No		
Construct:	Brick, Concrete	Lot Size:	
Foundatn:		Frnt Lngth:	
Exterior:	Lighting	Lot Dim:	
Roof:		Flooring:	Carpet, Hardwood, Tile
Front Exp:	W	Fencing:	
Gar Dim:		HOA:	
Parking:	Parkade, Titled, Underground		
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, Kitchen Island, Walk-In Closet(s)		
Comm Feat:	Park, Playground, Shopping Nearby, Street Lights, Walking/Bike Paths		
Lot Feat:			
Goods Incl:	N/A		
Appliances:	Built-In Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator		
Othr Equip:	Central Vacuum/Attachments		
Goods Excl:	N/A		



Monday, May 20, 2024

Utilities:

Condo Name:	Princeton Grand	Entry Level:	3	# Floors:	5
Mgt Co/Ph:	Rancho Realty/403-253-7642			Unit Exp:	N, NW, S
Park Plan:	Titled			Prk Stall:	211, 212
Legal Desc:	0712113/22	Strg Type:	Titled		
Legal Park:	0712113/211, 212	Locker #:	277	Tot Units:	
Legal Storg:		Balcony:	Balcony(s)		
Post Tnsn:	No	Laundry:	In Unit, Laundry Room		
Fee Incl:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, :				
Reg Size Inc:	Interior Above Grade, Wall Thickness	Reg Size:			
Assc Amen:	Car Wash, Fitness Center, Guest Suite, Party Room, Secured Parking, Storage, Visitor Parking				

911 Address:		Total Acres:	
Road Access:		Cleared Ac:	
Cultivate Ac:	Sewer/Sptc:	LseHld Ac:	
FreeHld Ac:	Irrigated Ac:	Treed Ac:	
Water Sppl:	Not Cult Ac:	LP/Acre:	
Water GPM:		SP/Acre:	
Bus Srv:	Well Depth:		
Elem School:	Nearest Twn:		
Jr/Mid Schl:			
High School:			





Monday, May 20, 2024

500 Eau Claire Avenue SW #500J, Calgary



A2060440 Active		LP: \$1,150,000	
		Residential	
		DOM: 304	
Class:	Apartment	Area:	Calgary
Type:	High Rise (5+ stories)	Zone:	CAL Zone CC
Levels:	Multi Level Unit	Community	Eau Claire
Yr Built:	1981	Condo Type	Conventional
LINC#:	0013352141		
Arch Style:	High-Rise (5+)		
Possession	90 Days / Neg, Subject To Tenancy / /		
Legal Pln:	8310913	Blk:	
		Lot:	
		LP/SF:	\$270
Land Use:	DC (pre 1P2007)	Tax \$/Yr:	\$6,322/2023
Title to Lnd:	Fee Simple	Loc Imp:	
New Hm:	No	HOA:	No
Reports:	Condo/Strata Bylaws, Floor Plans, Title		
Restrict:	Pet Restrictions or Board approval Required		
Disclosure:	Contact Agent for Details, No Disclosure		
		Condo Fee:	\$4,222.00

Excellent opportunity available with great upside potential in Eau Claire Estates. This unique, low rise penthouse is a 4000+ sq.ft. condo with 4 bedrooms and 3-1/2 baths with dual masters, one on the main level and one on the upper level. This executive penthouse comes with 4 parking spots in a dual tandem configuration and high end Thermador appliances. A highlight is the large, 500+ sqft, outdoor patio which opens to an inner courtyard. There are many amenities in this condo which include: 24 hr concierge / security service, central air, fitness facilities with a pool, hot tub, and gym, a putting green, a meeting room and a private outdoor patio area. Eau Claire condominiums is in close proximity to Prince's Island Park, Eau Claire Market, Chinatown, river pathways, and the new Superstore next door to Bow Valley College. Book a showing to see this special property; significant value (\$ 270 /sqft of living area) when you think about the space and amenities.

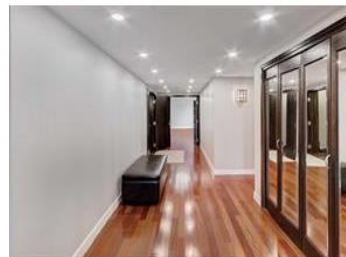
	2Pc	3Pc	4Pc	5Pc	6Pc	<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>		
Baths:	1	1	0	0	0	Main:	226	2,428		
EnSuite:	0	0	1	1	0	Upper:	170	1,828		
Bed Abv:	4			Beds:	4	Blw Grd:				
Rms Abv:	10			F/H Bth:	3/1	Total AG:	395	4,257		
Foyer	Main		10`3" x 5`4"		Kitchen	Main	18`3" x 17`3"	Family	Main	17`3" x 10`4"
Bkft Nook	Main		19`10" x 10`10"		2pc Bathroom	Main		Laundry	Main	8`6" x 5`9"
Dining	Main		18`8" x 16`5"		Living	Main	26`4" x 20`1"	Primary Bed	Main	24`8" x 22`1"
4pc Ensuite bath	Main				Bedrm	Second	28`1" x 14`8"	Bedrm	Second	17`8" x 13`7"
3pc Bathroom	Second				Primary Bed	Second	19`6" x 14`1"	5pc Ensuite bath	Second	
Office	Second		18`7" x 16`5"							
Basement:	None					Cooling:	Central Air			
Heating:	Baseboard, Combination, Natural Gas					Fireplace:	1/Gas Starter, Glass Doors, Living Room, Wood Burning			
Suite:	No					Lot Size:				
Construct:	Brick, Concrete					Frnt Lngth:				
Foundatn:	Poured Concrete					Lot Dim:				
Exterior:	Courtyard					Flooring:	Carpet, Ceramic Tile, Hardwood			
Roof:	Metal					Fencing:				
Front Exp:	W					HOA:				
Gar Dim:										
Parking:	Underground									
Features:	Bookcases, Built-in Features, Chandelier, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)									
Comm Feat:	Park, Playground, Pool, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths									
Lot Feat:										
Goods Incl:	None									
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Electric Cooktop, Freezer, Garage Control(s), Microwave, Window Coverings, Wine Refrigerator									
Othr Equip:	Intercom									
Goods Excl:	None									
Utilities:										



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Condo Name:	Eau Claire Estates	Entry Level:	5	# Floors:	5
Mgt Co/Ph:	Dave Macfarlane/403-262-2442			Unit Exp:	W
Park Plan:	Titled			Prk Stall:	
Legal Desc:	8310913/154	Strg Type:	In Unit		
Legal Park:	8310913/390; 391; 392; 393	Locker #:		Tot Units:	
Legal Storg:		Balcony:	Balcony(s), Patio		
Post Tnsn:	Yes	Laundry:	In Unit		
Fee Incl:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Mana				
Reg Size Inc:	Interior Above Grade, Wall Thickness				
Assc Amen:	Bicycle Storage, Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Picnic Area, Secured Parking, Spa/Hot Tub, Visitor Parking				

911 Address:		Sewer/Sptc:		Total Acres:	
Road Access:		Irrigated Ac:		Cleared Ac:	
Cultivate Ac:		Not Cult Ac:		LseHld Ac:	
FreeHld Ac:				Treed Ac:	
Water Spply:				LP/Acre:	
Water GPM:		Well Depth:		SP/Acre:	
Bus Srvc:		Nearest Twn:			
Elem School:					
Jr/Mid Schl:					
High School:					





Monday, May 20, 2024

701 3 Avenue SW #1101, Calgary

A2001969 Sold

LP: \$1,988,000 SP: \$1,600,0
Residential

DOM: 73



Class:	Apartment	Area:	Calgary
Type:	High Rise (5+ stories)	Zone:	CAL Zone CC
Levels:	Single Level Unit	Community	Eau Claire
Yr Built:	2007	Condo Type	Conventional
LINC#:	0032462913		
Arch Style:	Penthouse		
Possession	Negotiable / /		
Legal Pln:	0713076	Blk:	
		Lot:	
		SP/SF:	\$435
Land Use:	DC (pre 1P2007)	Tax \$/Yr:	\$8,651/2022
Title to Lnd:	Fee Simple	Loc Imp:	
New Hm:	No	HOA:	No
Reports:	RMS Supplements, Title	Condo Fee:	\$3,271.27
Restrict:	Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size		
Disclosure:	No Disclosure		

Welcome to the stunning, one-of-a-kind Penthouse at Churchill Estates that boasts an impressive 3677 sq ft and encompasses the entire top floor. This timeless brick and sandstone building is home to just 40 luxury-class residences and is conveniently located in the highly sought-after Eau Claire area of Downtown Calgary. Situated just steps from some of the city's finest restaurants, the Bow River, downtown core, and surrounded by upscale amenities to suit all lifestyles; you can't say enough about this incredible location. Absolutely no expense was spared in the meticulous customization of this 3 bedroom + 4 bathroom executive abode. The 'wow factor' begins as soon as you step out from one of two exclusive elevator entries and into the welcoming foyer, where an artistic accent wall with panel lighting awaits. Here, a smart wall panel with the ability to control everything from lighting, in-ceiling speakers and more gives you your first taste of the technological upgrades that can be found throughout. Follow sleek lines and exceptional design choices from room to room as you explore the entirety of this functional floor plan which includes family and living areas, each with their own cozy fireplace, formal and casual dining spaces, plus a contemporary chef's kitchen complete with high-end appliances, quartz counters, large central island, plenty of storage and prep space, and stunning westerly sights. All materials from porcelain tiled floors to chrome trim speak to the elegance of this unique penthouse. Expansive floor to ceiling windows and impressive 360 degree views means this entire living space receives an abundance of natural light through the day, then completely transforms as the sun sets and the dazzling city lights ignite for the evening. Enter the master retreat to find a breathtaking spa-like ensuite with large steam shower, relaxing soaker tub, his and her sinks and walk-in closet. The secondary bedroom is a haven thanks to an ensuite with steam shower and stylish dual closet spaces. A third bedroom, which is currently being utilized as the perfect work-from-home office with access to another 3-piece bathroom with steam shower, and a 2-piece powder room round out the list of remarkable rooms that can be found in this extraordinary home. Enjoy warmer days and nights entertaining or relaxing on your choice of 3 massive outdoor living spaces, including the exclusive master bedroom patio with striking city views. 3 titled parking spots and 2 titled storage units means your vehicles and extra belongings will stay safe and protected year-round. Multi-zone temp control with central A/C and motorized window treatments are just a glimpse into the lengthy list of outstanding features this property has to offer. This secure and well-managed building is pet friendly, and offers a car wash bay, visitor parking and of course, a friendly greeting from the on-site concierge. This Penthouse at Churchill Estates must be experienced in person to be truly appreciated.

	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqMtr	SqFt		
Baths:	1	1	0	0	0	Main:				
EnSuite:	0	1	0	1	0	Upper:				
Bed Abv:	3			Beds:	3	Blw Grd:				
Rms Abv:	7			F/H Bth:	3/1	Total AG:	342	3,677		
2pc Bathroom	Main		7'5" x 5'1"		3pc Bathroom	Main	5'3" x 8'11"	3pc Ensuite bath	Main	15'1" x 12'8"
5pc Ensuite bath	Main		15'4" x 14'11"		Primary Bed	Main	15'4" x 26'0"	Bedrm	Main	12'0" x 13'9"
Bedrm	Main		9'10" x 13'11"		Family	Main	20'2" x 15'10"	Living	Main	14'4" x 11'11"
Dining	Main		21'10" x 15'3"		Kitchen	Main	15'2" x 36'9"			
Basement:							Cooling:	Central Air		
Heating:	Fan Coil, Fireplace(s), Natural Gas						Fireplace:	2/Gas		
Suite:	No									
Construct:	Brick, Concrete, Stone						Lot Size:			
Foundatn:							Frnt Lngth:			
Exterior:	Other						Lot Dim:			
Roof:	Rubber						Flooring:	Tile		
Front Exp:	N						Fencing:			
Gar Dim:							HOA:			
Parking:	Parkade, Titled									
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Sound									



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Comm Feat: Park, Playground, Street Lights, Shopping Nearby
Lot Feat:
Goods Incl: TVs & mounts on wall + tv behind mirrors
Appliances: Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Othr Equip: None
Goods Excl: Dining Room Light Fixtures
Utilities:

Condo Name:	Entry Level: 11	# Floors: 11
Mgt Co/Ph: Montgomery Ross/403-234-7556		Unit Exp: S
Park Plan: Titled		Prk Stall:
Legal Desc: 0713076/40	Strg Type: Titled	
Legal Park: 0713076/52, 57, 58	Locker #: 141, 142	Tot Units:
Legal Storg:	Balcony: Balcony(s)	
Post Tnsn: No	Laundry: In Unit	
Fee Incl: Common Area Maintenance, Electricity, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water	Reg Size: 315.00SqM/3390.6SqFt	
Reg Size Inc: Interior Above Grade, Wall Thickness		
Assc Amen: Car Wash		

911 Address:	Sewer/Sptc:	Total Acres:
Road Access:	Irrigated Ac:	Cleared Ac:
Cultivate Ac:	Not Cult Ac:	LseHld Ac:
FreeHld Ac:		Treed Ac:
Water Sply:		LP/Acre:
Water GPM:	Well Depth:	SP/Acre:
Bus Srv:	Nearest Twn:	
Elem School:		
Jr/Mid Schl:		
High School:		





Monday, May 20, 2024

738 1 Avenue SW #611, Calgary

A2000707 Sold

LP: \$2,249,900 SP: \$2,100,0
Residential

DOM: 220



Class: Apartment
Type: High Rise (5+ stories)
Levels: Single Level Unit
Yr Built: 2019
LINC#: 0038357943
Arch Style: High-Rise (5+)
Possession Immediate / /
Legal Pln: 1911332
Blk:
Lot:
SP/SF: \$1,129

Area: Calgary
Zone: CAL Zone CC
Community Eau Claire
Condo Type Conventional

Land Use: DC (pre 1P2007)
Title to Lnd: Fee Simple
New Hm: Yes
Reports: Floor Plans, RMS Supplements
Restrict: Pet Restrictions or Board approval Required
Disclosure: No Disclosure
Tax \$/Yr: \$15,515/2022
Loc Imp:
HOA: No
Condo Fee: \$1,611.37

Welcome to 'The Concord', a new riverfront condominium offering exquisite urban living! Be the first to occupy this 3 Bed, 3 Bath, 1,800 sq ft luxury unit. The floor to ceiling windows allow for amazing river views while making this space bright and warm throughout. Conveniently accessed via a dedicated elevator with entry directly into the foyer. The kitchen overlooking the main living area is finished with marble backsplash, stone counters and high-end European appliances including a gas cooktop. The counter height island makes for perfect entertaining space. You will notice the use of marble through-out this home including the gas fireplace feature wall, bathroom walls and heated floors in the foyer, laundry area and bathrooms. The master suite offers access to a large balcony, walk-in closet with built-in shelving and a 5 pc ensuite with soaker tub with jets and walk-in shower. Completing this suite are 2 additional bedrooms with balcony access, a 4 pc main bath, laundry room and 2 pc powder room. Keep your high end vehicle secure in the heated underground parking garage that includes titled storage. The titled space is a side by side with it's own secure garage and man door. Drive a hybrid or electric vehicle? This garage has a dedicated EV plug! The in-house carwash offers a detailing area with vacuum and floor mat station. Building amenities include a full-time concierge, security, well appointed fitness centre, party room with tasting bar, lounge, and large area to accommodate dining tables. The water garden feature is transformed into a skating rink in the winter. There is a fire pit and out door kitchen with grill for alfresco dining. Located on the edge of Downtown and steps to the Peace Bridge, pathways, the shoppes and restaurants of Kensington, the Bow River and Prince's Island Park. Concord had noted that this complex is the "best engineered flood and emergency prepared residential building ever designed in Canada". It was built to withstand twice the occurrence of the 2013 floods; specifications include a water proof foundation and back-up generators.

	2Pc	3Pc	4Pc	5Pc	6Pc	<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>		
Baths:	1	0	1	0	0	Main:	173	1,860		
EnSuite:	0	0	0	1	0	Upper:				
Bed Abv:	3			Beds:	3	Blw Grd:				
Rms Abv:	7			F/H Bth:	2/1	Total AG:	173	1,860		
2pc Bathroom	Main		0'0" x 0'0"		4pc Bathroom	Main	0'0" x 0'0"	5pc Ensuite bath	Main	1'0" x 0'0"
Primary Bed	Main		12'8" x 12'0"		Bedrm	Main	10'6" x 10'2"	Bedrm	Main	12'0" x 9'6"
Kitchen	Main		15'0" x 13'10"		Dining	Main	12'8" x 10'0"	Living	Main	28'6" x 17'0"
Balcony	Main		17'0" x 7'0"		Balcony	Main	31'0" x 9'0"	Foyer	Main	16'0" x 5'2"
Basement:	None					Cooling:	Central Air			
Heating:	Fan Coil, In Floor, Natural Gas					Fireplace:	1/Gas, Living Room, Marble			
Suite:	No					Lot Size:				
Construct:	Concrete, Metal Siding					Frnt Lngth:				
Foundatn:	Poured Concrete					Lot Dim:				
Exterior:	Barbecue, Fire Pit, Garden, Lighting, Misting System, Outdoor Grill, Ou					Flooring:	Hardwood, Marble			
Roof:	Green Roof, Rubber					Fencing:				
Front Exp:	SW					HOA:				
Gar Dim:										
Parking:	Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Private Electric Vehicle Charging Station(s), Side By Side, Titled, L									
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Stone Counters, Storage, Walk-In Closet(s), Wired for Data									
Comm Feat:	Park, Playground, Sidewalks, Street Lights, Shopping Nearby									
Lot Feat:										
Goods Incl:	N/A									
Appliances:	Dishwasher, Dryer, Gas Cooktop, Oven-Built-In, Refrigerator, Washer, Wine Refrigerator									
Othr Equip:	Water - Filtration									



Monday, May 20, 2024

Goods Excl: N/A

Utilities:

Condo Name: The Concord	Entry Level: 6	# Floors: 14
Mgt Co/Ph: Rancho Realty/403-253-7642		Unit Exp: SW
Park Plan: Titled		Prk Stall: P1 G110
Legal Desc: 1911332/45	Strg Type: Separate from Unit, Titled	
Legal Park: 1911332/122	Locker #: P1 G110	Tot Units:
Legal Storg: 1911332/122	Balcony: Balcony(s)	
Post Tnsn: No	Laundry: In Unit	
Fee Incl: Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Reside		
Reg Size Inc: Interior Above Grade		
Assc Amen: Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Service Elevator(s), Snow Re		

911 Address:

Road Access:

Cultivate Ac:

FreeHld Ac:

Water Sppl:

Water GPM:

Bus Srv:

Elem School:

Jr/Mid Schl:

High School:

Sewer/Sptc:

Irrigated Ac:

Not Cult Ac:

Well Depth:

Nearest Twn:

Total Acres:

Cleared Ac:

LseHld Ac:

Treed Ac:

LP/Acre:

SP/Acre:





Monday, May 20, 2024

680 Princeton Way SW #202, Calgary



Class:	Apartment	Area:	Calgary
Type:	Low Rise (2-4 stories)	Zone:	CAL Zone CC
Levels:	Single Level Unit	Community	Eau Claire
Yr Built:	2002	Condo Type	Conventional
LINC#:	0029211737		
Arch Style:	Low-Rise(1-4)		
Possession	30 Days / Neg / /		
Legal Pln:	0210494	Blk:	Lot:
		SP/SF:	\$666
Land Use:	DC (pre 1P2007)	Tax \$/Yr:	\$10,152/2022
Title to Lnd:	Fee Simple	Loc Imp:	
New Hm:	No	HOA:	No
Reports:	Condo/Strata Bylaws, Financial Statement	Condo Fee:	\$2,150.71
Restrict:	None Known		
Disclosure:	No Disclosure		

A RARE FIND! This Princeton Waterfront corner apartment is perfect for the discerning buyer. It offers the convenience and security of a downtown condominium but also delivers the peaceful serenity of a private oasis bathed in natural light. Custom-designed, this luxurious three-bedroom home is part of a 15-suite boutique building perfectly situated riverside, in west Eau Claire. Covered NW terraces face Princes Island Park and relaxing green space with no one overlooking your private home.

Inside, you will find a sophisticated, yet warm interior. Custom birds-eye maple cabinetry, stone countertops and backsplash, and warm Brazilian hardwood are complemented with generous, but tasteful custom millwork. An impressive open living, dining, kitchen and media space is perfect for entertaining. Floor-to-ceiling windows curve across the breadth of the living room with space to tuck your baby grand piano in the corner! The custom kitchen echoes the gently curved design, features extensive cabinetry, and is outfitted with Sub Zero, Wolf and Miele appliances. Three bedrooms all enjoy generous proportions and walk-in closets. The primary suite boasts a two-sided fireplace with stone surround for relaxing enjoyment from your master suite or while soaking in your ensuite stand-alone tub. Ample storage abounds, including a laundry room outfitted with Miele washer and dryer, built-in storage and a pantry.

In-suite elevator access takes you to the main entrance or directly to the secure, underground parkade where you'll enjoy three side-by-side, titled parking stalls and an adjacent, private, 212 square foot workshop/storage room of your own. Parkade car wash, concierge-registered visitor parking inside the gated courtyard, and extensive seasonal plantings round out the shared-amenity features.

This prized river-front location offers step-out-the-door access to extensive riverside pathways, restaurants, shops, and downtown amenities. At the same time, this special home delivers privacy, serenity, and connection to nature. This is the first northwest-facing, corner villa to come on market since the building was constructed. Come experience the sophisticated, yet comfortable luxury of this rare home in one of Calgary's most sought-after buildings.

	2Pc	3Pc	4Pc	5Pc	6Pc		<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>
Baths:	0	1	0	0	0		Main:	241	2,589
EnSuite:	0	0	1	1	0		Upper:		
Bed Abv:	3					Beds:	Blw Grd:		
Rms Abv:	8					F/H Bth:	Total AG:	241	2,589
Kitchen	Main		17'10" x 14'4"			Living	Main	22'0" x 16'0"	
Den	Main		13'6" x 13'0"			Primary Bed	Main	24'0" x 12'4"	
Bedrm	Main		12'5" x 12'4"			5pc Ensuite bath	Main	14'0" x 8'2"	
3pc Bathroom	Main		6'7" x 6'0"			Laundry	Main	7'0" x 5'6"	
Balcony	Main		26'0" x 10'6"			Balcony	Main	25'0" x 8'0"	

Basement:	None	Cooling:	Central Air, Rooftop
Heating:	In Floor, Forced Air, Natural Gas	Fireplace:	2/Double Sided, Gas, Living Room, Primary Bedroom
Suite:	No		
Construct:	Brick, Concrete, Wood Frame	Lot Size:	
Foundatn:	Poured Concrete	Frnt Lngth:	
Exterior:	Courtyard, Gas Grill, Lighting	Lot Dim:	
Roof:	Membrane	Flooring:	Carpet, Ceramic Tile, Hardwood
Front Exp:	NW	Fencing:	
Gar Dim:		HOA:	
Parking:	Heated Garage, Parkade, Secured, Titled, Underground		
Features:	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Wood Windows		
Comm Feat:	Park, Playground, Sidewalks, Street Lights		
Lot Feat:			



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Goods Incl: window coverings
Appliances: Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Induction Cooktop, Microwave, Range Hood, Washer/Dryer Stacked
Othr Equip: Intercom, Central Vacuum/Attachments, Elevator, Garage Door Opener, Humidifier
Goods Excl: none
Utilities:

Condo Name: Princeton Waterfront	Entry Level: 2	# Floors: 4
Mgt Co/Ph: Gateway / Tribe Management/403-283-7118		Unit Exp: NW
Park Plan: Titled		Prk Stall: 97, 98, 99
Legal Desc: 0210494/0210494;27	Strg Type: Separate from Unit	
Legal Park: 0210499/97, 98, 99	Locker #: 100	Tot Units:
Legal Storg: 0210499;100/44	Balcony: Balcony(s)	
Post Tnsn: No	Laundry: Main Level	
Fee Incl: Common Area Maintenance, Electricity, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash	Reg Size:	
Reg Size Inc: Interior Above Grade		
Assc Amen: Car Wash, Elevator(s), Snow Removal, Visitor Parking		

911 Address:	Sewer/Sptc:	Total Acres:
Road Access:	Irrigated Ac:	Cleared Ac:
Cultivate Ac:	Not Cult Ac:	LseHld Ac:
FreeHld Ac:		Treed Ac:
Water Sply:	Well Depth:	LP/Acre:
Water GPM:	Nearest Twn:	SP/Acre:
Bus Svc:		
Elem School:		
Jr/Mid Schl:		
High School:		





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837 2 Avenue SW #402, Calgary

A1246485 Sold

LP: \$1,475,000 SP: \$1,400,0
Residential

DOM: 13



Class:	Apartment	Area:	Calgary
Type:	High Rise (5+ stories)	Zone:	CAL Zone CC
Levels:	Single Level Unit	Community	Eau Claire
Yr Built:	1999	Condo Type	Conventional
LINC#:	0027859685		
Arch Style:	Apartment		
Possession	60 Days / Neg / /		
Legal Pln:	9910641	Blk:	
		Lot:	
		SP/SF:	\$618
Land Use:	DC (pre 1P2007)	Tax \$/Yr:	\$6,030/2022
Title to Lnd:	Fee Simple	Loc Imp:	
New Hm:	No	HOA:	No
Reports:	Floor Plans, RMS Supplements, Title	Condo Fee:	\$2,031.00
Restrict:	Pet Restrictions or Board approval Required, Pets Allowed		
Disclosure:	No Disclosure		

Surrounded by Picturesque Beauty! Outstanding prime southwest facing corner location with scenic treetop views of Peace Park, the Bow River Valley and Peace Bridge! This outstanding luxurious home has been completely redesigned and renovated with high quality attention to detail finishing and built ins throughout! Huge open concept living area with large floor to ceiling bay windows providing plenty of sunshine while enhancing the beautiful scenic picturesque views. Gorgeous open kitchen with surround granite counter tops, plenty of soft close Maple cabinetry, high end stainless steel Miele appliance package and Termadore gas range with large hood fan. The primary bedroom retreat is amazing with gas fireplace, large built in storage, walk in closet with quality organizers, spa inspired 5 pce ensuite bathroom with triple head rain shower and large air jetted soaker tub to relax in. The large 2nd & 3rd bedrooms are currently used as offices but both have built in Murphy beds for guests with access to large balconies. Many features and upgrades include gorgeous Brazilian Cherry hardwood floors, built in ceiling speakers, soft close cabinetry and built ins throughout, a generous amount of accented recessed lighting, 2 large balconies, 2 gas fireplaces, electronic and black out blinds, built in vacuum system, insuite storage room, separate laundry room with sink & bar fridge, spacious tile entrance with built in bench, 3 Titled Parking Stalls and 2 Secure Storage Lockers! Registered Size 2436 sf. The luxurious Point on the Bow is one of Calgary's finest premier buildings that has a low density total with only 38 units, incredible Tropical Atrium Lobby, first class amenities, full time concierge service and onsite building manager! The location is extraordinary situated across from Peace Park on quiet no thru traffic cul-de-sac in West Eau Claire! Resort style amenities that include an indoor pool, hot tub, recently renovated fully equipped fitness room, newly renovated social lounge with full kitchen, outdoor garden terrace with gas barbecue, main floor library with billiard table & wet bar, underground car wash bay & visitor parking stalls and a beautiful Tropical Atrium Lobby creating a lush natural garden oasis with extensive ledge stone planters, stone bridge and 2 impressive granite waterfalls with trickle creek ponds! This amazing lifestyle opportunity can be yours with close proximity to the exceptional walking/biking/jogging pathway system, beautiful Prince's Island Park, Bow River and Lagoon, Peace Bridge, Eau Claire Market Shops, Cinemas, many fine Restaurants and Cafés, Plus 15 Skywalk System, LRT & Transportation and just a short walk to Kensington Shops, Safeway and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!

	2Pc	3Pc	4Pc	5Pc	6Pc		Level	SqMtr	SqFt
Baths:	0	1	0	0	0	Main:		211	2,266
EnSuite:	0	0	0	1	0	Upper:		0	0
Bed Abv:	3			Beds:	3	Blw Grd:		0	0
Rms Abv:	6			F/H Bth:	2/0	Total AG:		211	2,266
Living	Main		27'5" x 22'11"	Dining	Main	13'10" x 13'2"	Kitchen	Main	20'1" x 10'3"
Primary Bed	Main		16'8" x 13'9"	Bedrm	Main	22'9" x 22'6"	Bedrm	Main	17'7" x 13'8"
Laundry	Main		7'9" x 6'1"	5pc Ensuite bath	Main	12'3" x 12'2"	3pc Bathroom	Main	10'6" x 7'3"
Storage	Main		7'7" x 5'7"						

Basement:		Cooling:	Central Air
Heating:	Hot Water, Natural Gas	Fireplace:	2/Gas
Suite:	No		
Construct:	Concrete	Lot Size:	
Foundatn:		Frnt Lngth:	
Exterior:	Courtyard	Lot Dim:	
Roof:	Tar/Gravel	Flooring:	Carpet, Hardwood, Tile
Front Exp:	NW	Fencing:	
Gar Dim:		HOA:	
Parking:	Stall, Tandem, Titled, Underground		
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound		
Comm Feat:	Park, Sidewalks, Street Lights, Shopping Nearby		



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Lot Feat:	2 Built in Murphy Beds. Built in ceiling speakers. Laundry room bar fridge.		
Goods Incl:	Built-In Oven, Central Air Conditioner, Dishwasher, Garburator, Gas Range, Microwave, Oven-Built-In, Range Hood, Refrigerator, Warming Drawer, Window Coverings		
Appliances:	Central Vacuum/Attachments		
Othr Equip:	Washer, Dryer.		
Goods Excl:			
Utilities:			
Condo Name:	Point On The Bow	Entry Level:	4
Mgt Co/Ph:	Ken Burak/4032631312	# Floors:	15
Park Plan:	Titled	Unit Exp:	NW
Legal Desc:	9910641/8	Prk Stall:	232ab, 218
Legal Park:	9910641/132, 146, 147,	Tot Units:	38
Legal Storg:	9910641/133	Strg Type:	Titled
Post Tnsn:	No	Locker #:	238
Fee Incl:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Residential Manager, Security Personnel, Sewer,		
Reg Size Inc:			
Assc Amen:	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Other, Party Room, Secured Parking, Spa/Hot Tub, Visitor Parking		
Reg Size:			
911 Address:		Total Acres:	0.00
Road Access:		Cleared Ac:	
Cultivate Ac:		LseHld Ac:	
FreeHld Ac:		Treed Ac:	
Water Sply:		LP/Acre:	
Water GPM:		SP/Acre:	
Bus Svc:			
Elem School:			
Jr/Mid Schl:			
High School:			
	Sewer/Sptc:		
	Irrigated Ac:		
	Not Cult Ac:		
	Well Depth:		
	Nearest Twn:		





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128 Waterfront Court SW #501, Calgary

A1232056 Sold

LP: \$2,499,000 SP: \$2,225,000
Residential

DOM: 73



Class: Apartment
Type: High Rise (5+ stories)
Levels: Single Level Unit
Yr Built: 2020
LINC#: 0038039517
Arch Style: High-Rise (5+)
Possession 30 Days / Neg / /
Legal Pln: 1811667
Area: Calgary
Zone: CAL Zone CC
Community Eau Claire
Condo Type Conventional

Blk: 235 **Lot:** **SP/SF:** \$971

Land Use: MC1
Title to Lnd: Fee Simple
New Hm: Yes
Reports: Building Plans, Condo/Strata Bylaws, F
Restrict: None Known
Disclosure: No Disclosure

Tax \$/Yr: \$9,481/2022
Loc Imp:
HOA: No
Condo Fee: \$1,533.25

Be the first to live in this spectacular penthouse located in prestigious Eau Claire. Enjoy endless 360 degree views of the river, mountains, and downtown skyline. This massive penthouse has the entire top floor with 2400 sq ft of living space and boasts over 1300 sq ft of exterior terrace and roof top patio! Gourmet kitchen with top of the line appliances and quartz counters. Hardwood, marble and porcelain floor make this penthouse pure luxury living. There are 3 bedrooms, and a large den/media room. This building is truly the gem of Princes Island, it is a concrete building of only 5 storeys and will only have 13 discreet owners for this bespoke 13 unit jewel of a building. Located between Calgary's downtown core and Prince's Island Park, the brand new homes at Waterfront are a great place to call home. Walk to work via the +15 network located steps away or go for a run along the river path and Prince's Island Park. This space was created to impress and to entertain.

	2Pc	3Pc	4Pc	5Pc	6Pc	<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>
Baths:	1	0	1	0	0	Main:	213	2,292
EnSuite:	0	0	1	0	1	Upper:		
Bed Abv:	3			Beds:	3	Blw Grd:		
Rms Abv:	7			F/H Bth:	3/1	Total AG:	213	2,292
Kitchen	Main		20'0" x 16'0"	Dining	Main	15'0" x 19'0"	Primary Bed	Main 14'0" x 17'0"
Bedrm	Main		13'0" x 12'0"	Great	Main	20'0" x 18'0"	Den	Main 12'0" x 11'0"
Bedrm	Main		12'0" x 13'0"	Laundry	Main	4'0" x 6'0"	6pc Ensuite bath	Main 14'0" x 16'0"
4pc Ensuite bath	Main		7'0" x 9'0"	4pc Bathroom	Main	7'0" x 8'0"	2pc Bathroom	Main 4'0" x 5'0"
Basement:						Cooling:	Central Air, Full	
Heating:	Baseboard, Forced Air, Natural Gas					Fireplace:	1/Gas	
Suite:	No					Lot Size:		
Construct:	Concrete, Metal Siding , Stone, Stucco					Frnt Lngth:		
Foundatn:	Slab					Lot Dim:		
Exterior:	Garden, Uncovered Courtyard					Flooring:	Ceramic Tile, Hardwood, Laminate, Marble	
Roof:	Rubber					Fencing:		
Front Exp:	NW					HOA:		
Gar Dim:								
Parking:	Assigned, Underground							
Features:	High Ceilings, No Smoking Home							
Comm Feat:	Park							
Lot Feat:	Cul-De-Sac, Views							
Goods Incl:	All appliances, window coverings							
Appliances:	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer							
Othr Equip:	Elevator, Garage Door Opener							
Goods Excl:	All Showhome furnishings and art and specialty light fixtures, patio furniture							
Utilities:								



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Condo Name:		Entry Level:	1	# Floors:	5
Mgt Co/Ph:	Equium/4032453669			Unit Exp:	E, N, NE, NW, S, SE, SW
Park Plan:	Assigned			Prk Stall:	1035, 1036
Legal Desc:	1811667/235	Strg Type:	Assigned, Separate from Unit		
Legal Park:		Locker #:	E 1501	Tot Units:	13
Legal Storg:		Balcony:	Balcony(s)		
Post Tnsn:	No	Laundry:	In Unit		
Fee Incl:	Caretaker, Common Area Maintenance, Electricity, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, Sewer, :				
Reg Size Inc:	Interior Above Grade, Wall Thickness				
Assc Amen:	Clubhouse, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking				

911 Address:		Sewer/Sptc:		Total Acres:	0.00
Road Access:		Irrigated Ac:		Cleared Ac:	
Cultivate Ac:		Not Cult Ac:		LseHld Ac:	
FreeHld Ac:				Treed Ac:	
Water Sppl:				LP/Acre:	
Water GPM:		Well Depth:		SP/Acre:	
Bus Svc:		Nearest Twn:			
Elem School:					
Jr/Mid Schl:					
High School:					





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738 1 Avenue SW #106, Calgary

A1189545 Sold

LP: \$2,592,000 SP: \$2,591,9
Residential

DOM: 122



Class:	Row/Townhouse	Area:	Calgary
Type:	Five Plus	Zone:	CAL Zone CC
Levels:	Two	Community	Eau Claire
Yr Built:	2019	Condo Type	Conventional
LINC#:	0038357562		
Arch Style:	2 Storey		
Possession	Immediate, Negotiable / /		
Legal Pln:	1911332	Blk:	Lot: 7
			SP/SF: \$835
Land Use:	cc	Tax \$/Yr:	\$16,019/2022
Title to Lnd:	Fee Simple	Loc Imp:	
New Hm:	Yes	HOA:	No
Reports:	Floor Plans, RMS Supplements, Title	Condo Fee:	\$2,828.84
Restrict:	Architectural Guidelines, Board Approval, Building Restriction, Condo/Strata Approval, Non-		
Disclosure:	Contact Agent for Details		

The Concord, Luxury Riverfront Living, a new and timeless architectural icon for Calgary. This prime locations is surrounded by nature, yet downtown and major roads are at your fingertips. The building features 6 elevators providing more service and exclusivity. This suite features private elevator access directly into the home and a private car garage. Amenities include 24 hour Concierge and Security, 3 separate car wash facilities, a fitness facility, and entertainment facilities including a private skating rink. Currently offers a VIP Furniture Allowance Package.

	2Pc	3Pc	4Pc	5Pc	6Pc	<u>Level</u>	<u>SqMtr</u>	<u>SqFt</u>	
Baths:	0	0	0	0	0	Main:	167	1,798	
EnSuite:	0	2	0	1	0	Upper:	121	1,307	
Bed Abv:	4			Beds:	4	Blw Grd:			
Rms Abv:	9			F/H Bth:	3/0	Total AG:	288	3,105	
Living/Dining Com:	Main		27'6" x 14'10"	Den:	Main	15'0" x 9'9"	Family:	Main	14'3" x 11'11"
Foyer:	Main		7'2" x 7'2"	Foyer:	Main	10'3" x 6'7"	Bedrm:	Main	15'3" x 13'4"
Primary Bed:	Upper		15'10" x 15'6"	Bedrm:	Upper	15'9" x 13'3"	Bedrm:	Upper	11'7" x 10'9"
Laundry:	Main		8'4" x 6'8"	5pc Ensuite bath:	Upper	10'5" x 8'3"	3pc Ensuite bath:	Upper	8'1" x 4'10"
3pc Ensuite bath:	Upper		8'2" x 4'9"						
Basement:	None					Cooling:	Central Air, Window Unit(s), Sep. HVAC Units		
Heating:	Central, Fan Coil, In Floor, Fireplace(s)					Fireplace:	1/Gas, Gas Starter, Living Room, Marble		
Suite:	No					Lot Size:			
Construct:	Aluminum Siding , Concrete, Glass, Metal Frame, Stone					Frnt Lngth:			
Foundatn:	Piling(s), Pillar/Post/Pier, Poured Concrete, Slab					Lot Dim:			
Exterior:	Awning(s), Courtyard, Fire Pit, Garden, Lighting, Misting System, Outdoor					Flooring:	Hardwood, Marble		
Roof:	Concrete, Foam, Green Roof, Membrane, Tar/Gravel					Fencing:	Partial		
Front Exp:	N					HOA:			
Gar Dim:									
Parking:	Double Garage Detached, Enclosed, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Titled, Underground								
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wired for Data								
Comm Feat:	Fishing, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby								
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Street Lighting, Underground Sprinklers, Treed, Views, Waterfront								
Goods Incl:	nil								
Appliances:	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator								
Othr Equip:	Generator, Intercom, Elevator, Emergency Lighting, Garage Door Opener, HVAC System								
Goods Excl:	nil								
Utilities:	Natural Gas Paid, Heating Paid For, Electricity Not Paid For, Garbage Collection, Sewer Connected, Water Paid For								



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Condo Name:	The Concord	Entry Level:	1	# Floors:	106
Mgt Co/Ph:	Rancho Realty (1975) Ltd./4032537642			Unit Exp:	E
Park Plan:	Titled			Prk Stall:	2
Legal Desc:	1911332/6	Strg Type:	Separate from Unit		
Legal Park:	1511276/0	Locker #:	0	Tot Units:	106
Legal Storg:		Balcony:	Patio		
Post Tnsn:	No	Laundry:	In Unit, Laundry Room, Sink		
Fee Incl:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fun				
Reg Size Inc:	Interior Above Grade	Reg Size:	293.80SqM/3162.4SqFt		
Assc Amen:	Car Wash, Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parkin				

911 Address:
Road Access:
Cultivate Ac:
FreeHld Ac:
Water Sppl:
Water GPM:
Bus Srv:
Elem School:
Jr/Mid Schl:
High School:

Sewer/Sptc:
Irrigated Ac:
Not Cult Ac:

Well Depth:
Nearest Twn:

Total Acres:
Cleared Ac:
LseHld Ac:
Treed Ac:
LP/Acre:
SP/Acre:





Subject Property: 36 Barclay Walk SW, Calgary

May 20, 2024

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS®#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
A2060440	07/21/2023	500 Eau Claire Avenue SW #500J	Apartment	4,257	4	3/1	\$1,150,000	304
A2131284	05/11/2024	400 Eau Claire Avenue SW #1505	Apartment	2,084	3	2/1	\$1,349,000	8
A2123701	04/17/2024	400 Eau Claire Avenue SW #2203	Row/Townhouse	2,812	3	2/1	\$1,829,000	32
A2106965	02/09/2024	738 1 Avenue SW #811	Apartment	1,835	3	2/1	\$2,449,900	101
A2084901	10/05/2023	600 Princeton Way SW #308	Apartment	2,806	3	2/1	\$2,450,000	228
Averages:				2,759	3	2/1	\$1,845,580	135

Status: Sold

MLS®#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
A1246485	08/25/2022	837 2 Avenue SW #402	Apartment	2,266	3	2/0	\$1,400,000	13
A2001969	11/28/2022	701 3 Avenue SW #1101	Apartment	3,677	3	3/1	\$1,600,000	73
A2000328	10/07/2022	680 Princeton Way SW #202	Apartment	2,589	3	3/0	\$1,725,000	37
A2103659	03/09/2024	690 Princeton Way SW #803	Apartment	2,108	3	2/0	\$1,940,000	37
A2000707	04/10/2023	738 1 Avenue SW #611	Apartment	1,860	3	2/1	\$2,100,000	220
A1232056	09/02/2022	128 Waterfront Court SW #501	Apartment	2,292	3	3/1	\$2,225,000	73
A1189545	10/22/2022	738 1 Avenue SW #106	Row/Townhouse	3,105	4	3/0	\$2,591,925	122
Averages:				2,557	3	2/1	\$1,940,275	82

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	5	\$1,845,580	\$755.23	\$1,829,000	\$1,150,000	\$2,450,000	176
Sold	7	\$1,940,275	\$796.28	\$1,940,000	\$1,400,000	\$2,591,925	82
Total	12	\$1,900,819	\$779.18	\$1,884,500	\$1,150,000	\$2,591,925	121



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

500 Eau Claire Avenue SW #500J



MLS®#: A2060440
County: Calgary
Prop Type: Residential
Sub Type: Apartment
Style: High-Rise (5+)
Basement: None
Parking: Underground

Status: A
DOM: 304

Beds: 4
Baths: 3/1
SqFt: 4,257
YrBlt: 1981
Lot SF:

L Price: \$1,150,000
L Date: 7/21/2023
Acres:

Excellent opportunity available with great upside potential in Eau Claire Estates. This unique, low rise penthouse is a 4000+ sq.ft. condo with 4 bedrooms and 3-1/2 baths with dual masters, one on the main level and one on the upper level. This executive penthouse comes with 4 parking spots in a dual tandem configuration and high end Thermador appliances. A highlight is the large, 500+ sqft, outdoor patio which opens to an inner courtyard. There are many amenities in this condo which include: 24 hr concierge / security service, central air, fitness facilities with a pool, hot tub, and gym, a putting green, a meeting room and a private outdoor patio area. Eau Claire condominiums is in close proximity to Prince's Island Park, Eau Claire Market, Chinatown, river pathways, and the new Superstore next door to Bow Valley College. Book a showing to see this special property; significant value (\$ 270 /sqft of living area) when you think about the space and amenities.



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

400 Eau Claire Avenue SW #1505



MLS®#: A2131284
County: Calgary
Prop Type: Residential
Sub Type: Apartment
Style: High-Rise (5+)
Basement:
Parking: Stall

Status: A
DOM: 8

Beds: 3
Baths: 2/1
SqFt: 2,084
YrBl: 1996
Lot SF:

L Price: \$1,349,000
L Date: 5/11/2024
Acres:

Welcome to your stunning executive one level condo in Princess Island Estates! This gorgeous home boasts almost 2100 square feet, of exquisite living space with air conditioning and 3 very spacious bedrooms, 3 bathrooms, vinyl plank flooring, neutral tones, coffered ceilings and full windows across the main floor! A bright open space with two living areas and so much space to entertain or relax. So much space that they created two living areas in it! From the moment you enter you notice the big open foyer with space to welcome guests or say a lingering goodbye. The long beautiful hallway greets you with stunning vinyl plank flooring with modern flair, a very open concept and grand living space with two thoughtfully designed living areas to entertain or enjoy with family. Shutters around all of the windows that encase the entire main floor and let in so much natural light. A timeless gas fireplace is perfect for those cozy nights in and you have not one, but 2 decks off of each side of the main floor to enjoy the outdoor space and starry nights or a firepit with family. This absolute gem has 3 bedrooms and 3 bathrooms and over 2200 square feet of living - giving you a large home feel all on one level. The kitchen has white cabinetry with stainless steel appliances, granite countertops and Electric stove with the ability to convert to gas. A large dining area off the kitchen allows for any size dining table with built in cabinetry and places for more dining-ware. The primary bedroom is a very good size and has a huge walk in closet and gorgeous 5pc spa-like ensuite with steam shower, soaker tub and dual vanity. The 2nd bedroom is a large size as well and has the use of the 2nd 3pc bath beside with large shower, vanity and is located right beside the bedroom or for guests to use if they need as well. The third bedroom is generous and can double as an office and guest room if needed as it includes a built in MURPHY BED and desk. An additional 2pc powder room and laundry room finish the space. This luxury living does not come along often. These prestigious suites are located right off of Princess Island Park, the river and gorgeous pathways that Calgary has to offer allowing for the best landscape and walking paths and restaurants within walking distance and right outside your door. It is also directly beside the former YMCA which is now planned to be a very prestigious Athletic Club which will continue to enrich the value of this great building and resale. The building specifically has a full time Building Manager, high security, tons of underground visitor parking, car wash station and so much more. Come and see it to appreciate. These do not come up often. Dont wait!



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

400 Eau Claire Avenue SW #2203



MLS®#:	A2123701	Status:	A	Beds:	3	L Price:	\$1,829,000
County:	Calgary	DOM:	32	Baths:	2/1	L Date:	4/17/2024
Prop Type:	Residential			SqFt:	2,812		
Sub Type:	Row/Townhouse			YrBlt:	1995		
Style:	3 Storey			Lot SF:		Acres:	
Basement:	Finished, See Remarks						
Parking:	Titled, Underground						

Nestled in Calgary's esteemed Eau Claire neighborhood, this exclusive residence epitomizes exclusivity and luxurious living. Boasting unparalleled privacy and an enviable location, this meticulously renovated home offers a sanctuary amidst the vibrancy of urban life. A townhome in Calgary's downtown Core is a rare find, featuring a charming brownstone brick exterior and spectacular views of Prince's Island Park from a Juliette balcony and expansive rooftop deck. This city home is over 2800 sq/ft with another 1000 sq/ft of combined deck and patio outdoor living. A brownstone layout for even the most discerning family; the main floor welcomes you with an elegant dining room and an expansive kitchen, loads of lounging in the family room and serene views of the park. This main floor is definitely the place to gather, entertain and call home. The centerpiece of the home is the updated kitchen—a culinary enthusiast's dream. It showcases an 18-foot quartz island, a testament to both style and functionality. Miele and Sub-Zero appliances adorn the kitchen, including an induction cooktop, built-in coffee machine, steam oven, warming drawer, 2 bar/wine refrigerators and a 48-inch fridge/freezer - elevating every culinary experience to new heights. So expansive is this kitchen that you can easily seat 10 at the bar or have your own home cooking show complete with crew and cameras! The second floor features 3 bedrooms, including a private master suite, walk-in closets, dedicated laundry room, and ample space for guests. Check out the master ensuite double shower and oversized soaker tub plus a dressing area bathed in natural light from the Park View balcony. On the top floor loft, you'll find a private home office and yoga/theatre studio/rec room which leads to the roof top patio to provide versatile spaces for productivity or relaxation, adding to the privacy this residence offers. Swarovski Crystal chandeliers, chefs pot filler tap, wine racks, built-in speakers and air conditioning on all 3 floors are just some of the upscale details you come to love that sets this home apart. Living in Eau Claire means you're able to take advantage of Prince's Island Park, just steps from your door, and a short walk to all the shops & stops The Core has to offer - this is urban living at its finest. Enter via the private front patio at street level or from one of the two titled, secure, and heated side by side parking stalls just steps from your private underground entrance - it's your choice! With its coveted location, luxurious amenities, and a focus on privacy, this residence epitomizes urban refinement. Seize the opportunity to call this exclusive haven in Eau Claire your next home..



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

738 1 Avenue SW #811



MLS®#:	A2106965	Status:	A	Beds:	3	L Price:	\$2,449,900
County:	Calgary	DOM:	101	Baths:	2/1	L Date:	2/09/2024
Prop Type:	Residential			SqFt:	1,835		
Sub Type:	Apartment			YrBltd:	2019		
Style:	High-Rise (5+)			Lot SF:		Acres:	
Basement:							
Parking:	Double Garage Attached, Heated Garage, Oversized, Parkade						

Welcome to The Concord; a magnificent riverside residence reflecting the essence of luxury living. A landmark anchored in the pulse of Calgary's most affluent community – offering a harmoniously blended marriage of live, work, & play. Dine at one of many exquisite culinary offerings located within the community which will impress even the most well-traveled palette. Host parties in the amenities rich social lounge overlooking the summer water garden/winter skating rink fully equipped with a wet bar, summer kitchen, BBQ, and two outdoor firepits. Unwind after a long day in your very own yoga room and private gym. Come home and appreciate the opulent convenience of 24hr concierge service and the expediency of a private elevator that leads to nearly 2,000 sq.ft. of thoughtfully designed living space – showcasing some of the most impressive views that Calgary has to offer. Displaying the highest level of craftsmanship and luxurious interior tailoring within each room including: German engineered Poggenpohl kitchen, Miele appliances, engineered hardwood flooring, Bianco Carrara marble features, rich walnut detailing, custom built-ins, tray ceilings, expansive windows, heated tile flooring, and so much more. Complete with a PRIVATE DOUBLE CAR GARAGE (with room for a double car lift) and storage. Call today to set up your private tour.



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

600 Princeton Way SW #308



MLS®#:	A2084901	Status:	A	Beds:	3	L Price:	\$2,450,000
County:	Calgary	DOM:	228	Baths:	2/1	L Date:	10/05/2023
Prop Type:	Residential			SqFt:	2,806		
Sub Type:	Apartment			YrBlt:	2007		
Style:	Apartment			Lot SF:		Acres:	
Basement:							
Parking:	Parkade, Titled, Underground						

Elegance abounds in this distinguished residence in the prestigious Princeton Grand, with sweeping views and idyllic park side location in Eau Claire along the Bow River. This corner suite showcases bright, light filled rooms, and a functional layout that features 3 bedrooms, plus den and over 2,800 square feet of luxury living with gorgeous interior design and the added privilege of private elevator access directly into your suite, ensuring both privacy and exclusivity. Designed with seamless entertaining in mind, this home offers a superbly crafted floor plan that includes both formal living and dining room adorned with french doors - that could also be used as an office. The gourmet kitchen, adorned with upgraded cabinetry, high end, integrated appliances, and island with breakfast bar flows gracefully into the family room, creating a hub for daily family gatherings. The spacious covered balcony provides peaceful park vistas and can be accessed from both the living room and family room. An impressive primary suite is a sanctuary unto itself, featuring a more intimate south facing balcony for morning coffee, a spa-inspired ensuite and generously sized his and hers walk-in closets. This spectacular original owner suite comes complete with two titled parking stalls and a titled storage space. For the most discerning buyer, this premiere building offers the ultimate in luxury living, with a dedicated 24/7 concierge, building manager, a well-appointed fitness facility, a resident's lounge and wine storage room, car wash and two guest suites. The ultimate lock and leave lifestyle awaits in one of Calgary's most highly sought after buildings and inner city locations along the river.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

837 2 Avenue SW #402



MLS®#:	A1246485	Status:	S	Beds:	3	L Price:	\$1,475,000
County:	Calgary	DOM:	13	Baths:	2/0	L Date:	8/12/2022
Prop Type:	Residential			SqFt:	2,266	S Price:	\$1,400,000
Sub Type:	Apartment			YrBl:	1999	S Date:	8/25/2022
Style:	Apartment			Lot SF:		Acres:	0.00
Basement:							
Parking:	Stall, Tandem, Titled, Underground						

Surrounded by Picturesque Beauty! Outstanding prime southwest facing corner location with scenic treetop views of Peace Park, the Bow River Valley and Peace Bridge! This outstanding luxurious home has been completely redesigned and renovated with high quality attention to detail finishing and built ins throughout! Huge open concept living area with large floor to ceiling bay windows providing plenty of sunshine while enhancing the beautiful scenic picturesque views. Gorgeous open kitchen with surround granite counter tops, plenty of soft close Maple cabinetry, high end stainless steel Miele appliance package and Termadore gas range with large hood fan. The primary bedroom retreat is amazing with gas fireplace, large built in storage, walk in closet with quality organizers, spa inspired 5 pce ensuite bathroom with triple head rain shower and large air jetted soaker tub to relax in. The large 2nd & 3rd bedrooms are currently used as offices but both have built in Murphy beds for guests with access to large balconies. Many features and upgrades include gorgeous Brazilian Cherry hardwood floors, built in ceiling speakers, soft close cabinetry and built ins throughout, a generous amount of accented recessed lighting, 2 large balconies, 2 gas fireplaces, electronic and black out blinds, built in vacuum system, insuite storage room, separate laundry room with sink & bar fridge, spacious tile entrance with built in bench, 3 Titled Parking Stalls and 2 Secure Storage Lockers! Registered Size 2436 sf. The luxurious Point on the Bow is one of Calgary's finest premier buildings that has a low density total with only 38 units, incredible Tropical Atrium Lobby, first class amenities, full time concierge service and onsite building manager! The location is extraordinary situated across from Peace Park on quiet no thru traffic cul-de-sac in West Eau Claire! Resort style amenities that include an indoor pool, hot tub, recently renovated fully equipped fitness room, newly renovated social lounge with full kitchen, outdoor garden terrace with gas barbecue, main floor library with billiard table & wet bar, underground car wash bay & visitor parking stalls and a beautiful Tropical Atrium Lobby creating a lush natural garden oasis with extensive ledge stone planters, stone bridge and 2 impressive granite waterfalls with trickle creek ponds! This amazing lifestyle opportunity can be yours with close proximity to the exceptional walking/biking/jogging pathway system, beautiful Prince's Island Park, Bow River and Lagoon, Peace Bridge, Eau Claire Market Shops, Cinemas, many fine Restaurants and Cafés, Plus 15 Skywalk System, LRT & Transportation and just a short walk to Kensington Shops, Safeway and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

701 3 Avenue SW #1101



MLS®#: A2001969
County: Calgary
Prop Type: Residential
Sub Type: Apartment
Style: Penthouse
Basement:
Parking: Parkade, Titled

Status: S
DOM: 73

Beds: 3
Baths: 3/1
SqFt: 3,677
YrBlt: 2007
Lot SF:

L Price: \$1,988,000
L Date: 9/16/2022
S Price: \$1,600,000
S Date: 11/28/2022
Acres:

Welcome to the stunning, one-of-a-kind Penthouse at Churchill Estates that boasts an impressive 3677 sq ft and encompasses the entire top floor. This timeless brick and sandstone building is home to just 40 luxury-class residences and is conveniently located in the highly sought-after Eau Claire area of Downtown Calgary. Situated just steps from some of the city's finest restaurants, the Bow River, downtown core, and surrounded by upscale amenities to suit all lifestyles; you can't say enough about this incredible location. Absolutely no expense was spared in the meticulous customization of this 3 bedroom + 4 bathroom executive abode. The 'wow factor' begins as soon as you step out from one of two exclusive elevator entries and into the welcoming foyer, where an artistic accent wall with panel lighting awaits. Here, a smart wall panel with the ability to control everything from lighting, in-ceiling speakers and more gives you your first taste of the technological upgrades that can be found throughout. Follow sleek lines and exceptional design choices from room to room as you explore the entirety of this functional floor plan which includes family and living areas, each with their own cozy fireplace, formal and casual dining spaces, plus a contemporary chef's kitchen complete with high-end appliances, quartz counters, large central island, plenty of storage and prep space, and stunning westerly sights. All materials from porcelain tiled floors to chrome trim speak to the elegance of this unique penthouse. Expansive floor to ceiling windows and impressive 360 degree views means this entire living space receives an abundance of natural light through the day, then completely transforms as the sun sets and the dazzling city lights ignite for the evening. Enter the master retreat to find a breathtaking spa-like ensuite with large steam shower, relaxing soaker tub, his and her sinks and walk-in closet. The secondary bedroom is a haven thanks to an ensuite with steam shower and stylish dual closet spaces. A third bedroom, which is currently being utilized as the perfect work-from-home office with access to another 3-piece bathroom with steam shower, and a 2-piece powder room round out the list of remarkable rooms that can be found in this extraordinary home. Enjoy warmer days and nights entertaining or relaxing on your choice of 3 massive outdoor living spaces, including the exclusive master bedroom patio with striking city views. 3 titled parking spots and 2 titled storage units means your vehicles and extra belongings will stay safe and protected year-round. Multi-zone temp control with central A/C and motorized window treatments are just a glimpse into the lengthy list of outstanding features this property has to offer. This secure and well-managed building is pet friendly, and offers a car wash bay, visitor parking and of course, a friendly greeting from the on-site concierge. This Penthouse at Churchill Estates must be experienced in person to be truly appreciated.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

680 Princeton Way SW #202



MLS®#:	A2000328	Status:	S	Beds:	3	L Price:	\$1,875,000
County:	Calgary	DOM:	37	Baths:	3/0	L Date:	8/31/2022
Prop Type:	Residential			SqFt:	2,589	S Price:	\$1,725,000
Sub Type:	Apartment			YrBl:	2002	S Date:	10/7/2022
Style:	Low-Rise(1-4)			Lot SF:		Acres:	
Basement:	None						
Parking:	Heated Garage, Parkade, Secured, Titled, Underground						

A RARE FIND! This Princeton Waterfront corner apartment is perfect for the discerning buyer. It offers the convenience and security of a downtown condominium but also delivers the peaceful serenity of a private oasis bathed in natural light. Custom-designed, this luxurious three-bedroom home is part of a 15-suite boutique building perfectly situated riverside, in west Eau Claire. Covered NW terraces face Princes Island Park and relaxing green space with no one overlooking your private home.

Inside, you will find a sophisticated, yet warm interior. Custom birds-eye maple cabinetry, stone countertops and backsplash, and warm Brazilian hardwood are complemented with generous, but tasteful custom millwork. An impressive open living, dining, kitchen and media space is perfect for entertaining. Floor-to-ceiling windows curve across the breadth of the living room with space to tuck your baby grand piano in the corner! The custom kitchen echoes the gently curved design, features extensive cabinetry, and is outfitted with Sub Zero, Wolf and Miele appliances. Three bedrooms all enjoy generous proportions and walk-in closets. The primary suite boasts a two-sided fireplace with stone surround for relaxing enjoyment from your master suite or while soaking in your ensuite stand-alone tub. Ample storage abounds, including a laundry room outfitted with Miele washer and dryer, built-in storage and a pantry.

In-suite elevator access takes you to the main entrance or directly to the secure, underground parkade where you'll enjoy three side-by-side, titled parking stalls and an adjacent, private, 212 square foot workshop/storage room of your own. Parkade car wash, concierge-registered visitor parking inside the gated courtyard, and extensive seasonal plantings round out the shared-amenity features.

This prized river-front location offers step-out-the-door access to extensive riverside pathways, restaurants, shops, and downtown amenities. At the same time, this special home delivers privacy, serenity, and connection to nature. This is the first northwest-facing, corner villa to come on market since the building was constructed. Come experience the sophisticated, yet comfortable luxury of this rare home in one of Calgary's most sought-after buildings.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

690 Princeton Way SW #803



MLS®#: A2103659
County: Calgary
Prop Type: Residential
Sub Type: Apartment
Style: High-Rise (5+)
Basement:
Parking: Parkade, Stall, Underground

Status: S
DOM: 37

Beds: 3
Baths: 2/0
SqFt: 2,108
YrBlit: 2001
Lot SF:

L Price: \$1,999,900
L Date: 2/01/2024
S Price: \$1,940,000
S Date: 3/9/2024
Acres:

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Now, this is a true contemporary work of art! Welcome to Princeton Hall, an exclusive enclave of luxury living nestled against the picturesque Bow River and Prince's Island Park. This exceptional condo offers a breathtaking backdrop of natural beauty and a lifestyle of unparalleled sophistication in the heart of Eau Claire. Originally built in 2001, this outstanding condo underwent a meticulous transformation curated by Jerilyn Wright & Associates. Boasting over 2,000 developed square feet, three bedrooms, a bright open floor plan, and stunning panoramic views framed by the river valley and Prince's Island treetops. This condo features cutting-edge features, including the custom designer U-shaped kitchen equipped with Pedini curved counter units, stainless steel drawers, Caesarstone countertops, a glass Grigio backsplash, and a suite of high-end Miele appliances. Adjacent to the kitchen lies a versatile den area adorned with bay windows, offering panoramic views of the park and river valley. Boasting Pedini wall cabinets and a Louis Poulson PH Snowball pendant, this space can serve as a tranquil sitting/reading area or a dining nook. The living room boasts a feature wall/fireplace adorned with a full granite slab in an antique Brown Stratos design and a Bio Flame 24" burner. Step onto the East-facing balcony for morning coffee or evening wine, with views of the Princeton courtyard, the park, and Prince's Island creating the perfect setting. The enormous primary suite, completely separated from the main living space, showcases a 24" Bio Flame burner set into a concrete fireplace, round aluminum LEDtube bedside reading lights, a Pedini floor-to-ceiling wardrobe, and a decadent spa-like 5-piece ensuite. The second bedroom features an East-facing window and cheater access to the main bathroom, while the third bedroom, ideal as a home office, boasts extensive Pedini built-in cabinetry and an East-facing window. Additional features include raised 9ft ceilings, Sistemlux LED pot lights, Control 4 technology, Unico Green Technology cooling and heating, and Hunter Douglas roller shades. Completing this upscale condo is the dedicated in-suite laundry room, two titled underground parking stalls, and an OVERSIZED titled storage locker. Princeton Hall offers a refined lifestyle with a 24-hour concierge service, a Tuscan-style wine cellar, an exercise facility, a professional boardroom, a private function room, and an owner's guest suite. In addition to its premium location near the Bow River and Prince's Island Park, grocery shopping is convenient, with the East Village Superstore just 5 minutes away. Explore nearby dining options such as Al Forno Bakery & Café, Buchanan's Chop House, and Hutch Café. Plentiful shops, dining, and amenities are within reach on 4 Ave and across the river in Kensington. You can easily traverse the city with quick access to Bow Trail and Memorial Drive.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

738 1 Avenue SW #611



MLS®#:	A2000707	Status:	S	Beds:	3	L Price:	\$2,249,900
County:	Calgary	DOM:	220	Baths:	2/1	L Date:	9/01/2022
Prop Type:	Residential			SqFt:	1,860	S Price:	\$2,100,000
Sub Type:	Apartment			YrBltd:	2019	S Date:	4/10/2023
Style:	High-Rise (5+)			Lot SF:		Acres:	
Basement:	None						
Parking:	Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Parkade, Private Electric Vehicle Charging Station(s), Side By						

Welcome to 'The Concord', a new riverfront condominium offering exquisite urban living! Be the first to occupy this 3 Bed, 3 Bath, 1,800 sq ft luxury unit. The floor to ceiling windows allow for amazing river views while making this space bright and warm throughout. Conveniently accessed via a dedicated elevator with entry directly into the foyer. The kitchen overlooking the main living area is finished with marble backsplash, stone counters and high-end European appliances including a gas cooktop. The counter height island makes for perfect entertaining space. You will notice the use of marble through-out this home including the gas fireplace feature wall, bathroom walls and heated floors in the foyer, laundry area and bathrooms. The master suite offers access to a large balcony, walk-in closet with built-in shelving and a 5 pc ensuite with soaker tub with jets and walk-in shower. Completing this suite are 2 additional bedrooms with balcony access, a 4 pc main bath, laundry room and 2 pc powder room. Keep your high end vehicle secure in the heated underground parking garage that includes titled storage. The titled space is a side by side with it's own secure garage and man door. Drive a hybrid or electric vehicle? This garage has a dedicated EV plug! The in-house carwash offers a detailing area with vacuum and floor mat station. Building amenities include a full-time concierge, security, well appointed fitness centre, party room with tasting bar, lounge, and large area to accommodate dining tables. The water garden feature is transformed into a skating rink in the winter. There is a fire pit and out door kitchen with grill for alfresco dining. Located on the edge of Downtown and steps to the Peace Bridge, pathways, the shoppes and restaurants of Kensington, the Bow River and Prince's Island Park. Concord had noted that this complex is the " best engineered flood and emergency prepared residential building ever designed in Canada". It was built to withstand twice the occurrence of the 2013 floods; specifications include a water proof foundation and back-up generators.



CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

128 Waterfront Court SW #501



MLS®#:	A1232056	Status:	S	Beds:	3	L Price:	\$2,499,000
County:	Calgary	DOM:	73	Baths:	3/1	L Date:	6/20/2022
Prop Type:	Residential			SqFt:	2,292	S Price:	\$2,225,000
Sub Type:	Apartment			YrBltd:	2020	S Date:	9/2/2022
Style:	High-Rise (5+)			Lot SF:		Acres:	0.00
Basement:							
Parking:	Assigned, Underground						

Be the first to live in this spectacular penthouse located in prestigious Eau Claire. Enjoy endless 360 degree views of the river, mountains, and downtown skyline. This massive penthouse has the entire top floor with 2400 sq ft of living space and boasts over 1300 sq ft of exterior terrace and roof top patio! Gourmet kitchen with top of the line appliances and quartz counters. Hardwood, marble and porcelain floor make this penthouse pure luxury living. There are 3 bedrooms, and a large den/media room. This building is truly the gem of Prince's Island, it is a concrete building of only 5 storeys and will only have 13 discreet owners for this bespoke 13 unit jewel of a building. Located between Calgary's downtown core and Prince's Island Park, the brand new homes at Waterfront are a great place to call home. Walk to work via the +15 network located steps away or go for a run along the river path and Prince's Island Park. This space was created to impress and to entertain.

738 1 Avenue SW #106



MLS®#:	A1189545	Status:	S	Beds:	4	L Price:	\$2,592,000
County:	Calgary	DOM:	122	Baths:	3/0	L Date:	6/22/2022
Prop Type:	Residential			SqFt:	3,105	S Price:	\$2,591,925
Sub Type:	Row/Townhouse			YrBltd:	2019	S Date:	10/22/2022
Style:	2 Storey			Lot SF:		Acres:	
Basement:	None						
Parking:	Double Garage Detached, Enclosed, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Oversized, Titled, Underground						

The Concord, Luxury Riverfront Living, a new and timeless architectural icon for Calgary. This prime location is surrounded by nature, yet downtown and major roads are at your fingertips. The building features 6 elevators providing more service and exclusivity. This suite features private elevator access directly into the home and a private car garage. Amenities include 24 hour Concierge and Security, 3 separate car wash facilities, a fitness facility, and entertainment facilities including a private skating rink. Currently offers a VIP Furniture Allowance Package.

Directions: Corner of 1st Avenue and 6th Street SW



CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings

5

Lowest Price

\$1,150,000

Highest Price

\$2,450,000

Average Price

\$1,845,580

Avg. Price/SqFt

\$755.23

Avg DOM

135

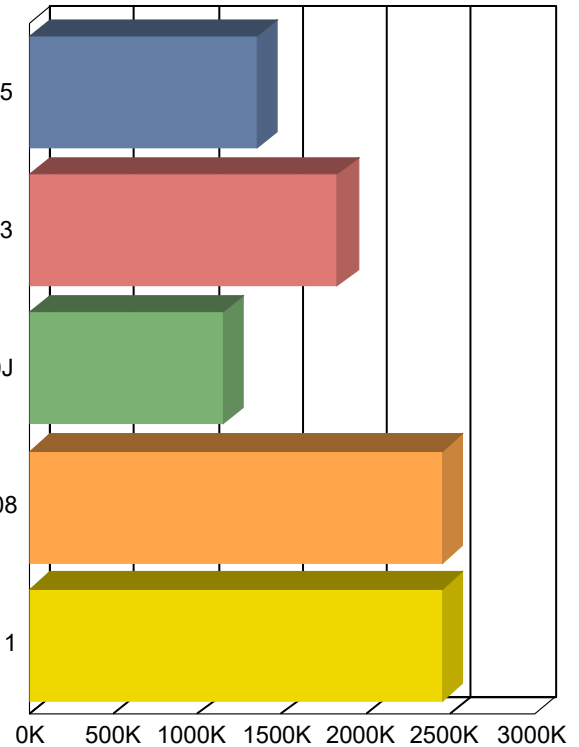
400 Eau Claire Avenue SW #1505

400 Eau Claire Avenue SW #2203

500 Eau Claire Avenue SW #500J

600 Princeton Way SW #308

738 1 Avenue SW #811





CMA Pro Report

These pages give a general overview of the selected properties.

Sold Properties

Total # of Listings	7
Lowest Price	\$1,400,000
Highest Price	\$2,591,925
Average Price	\$1,940,275
Avg. Price/SqFt	\$796.28
Avg DOM	82

128 Waterfront Court SW #501

680 Princeton Way SW #202

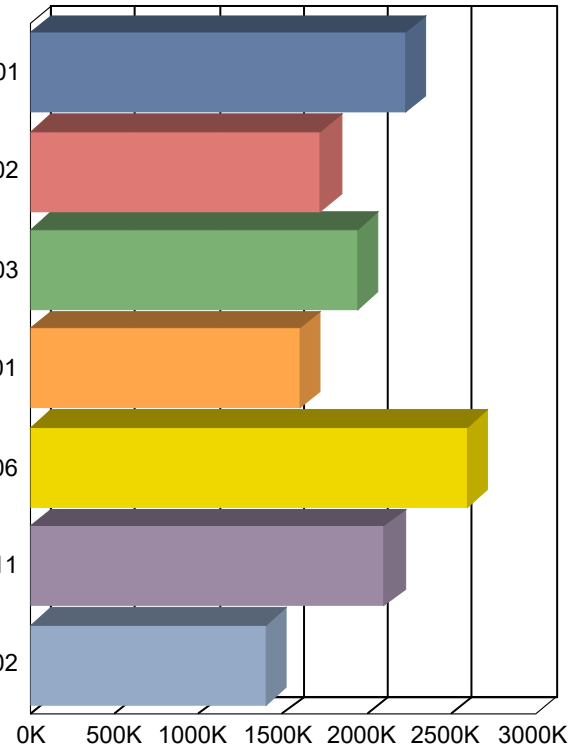
690 Princeton Way SW #803

701 3 Avenue SW #1101

738 1 Avenue SW #106

738 1 Avenue SW #611

837 2 Avenue SW #402

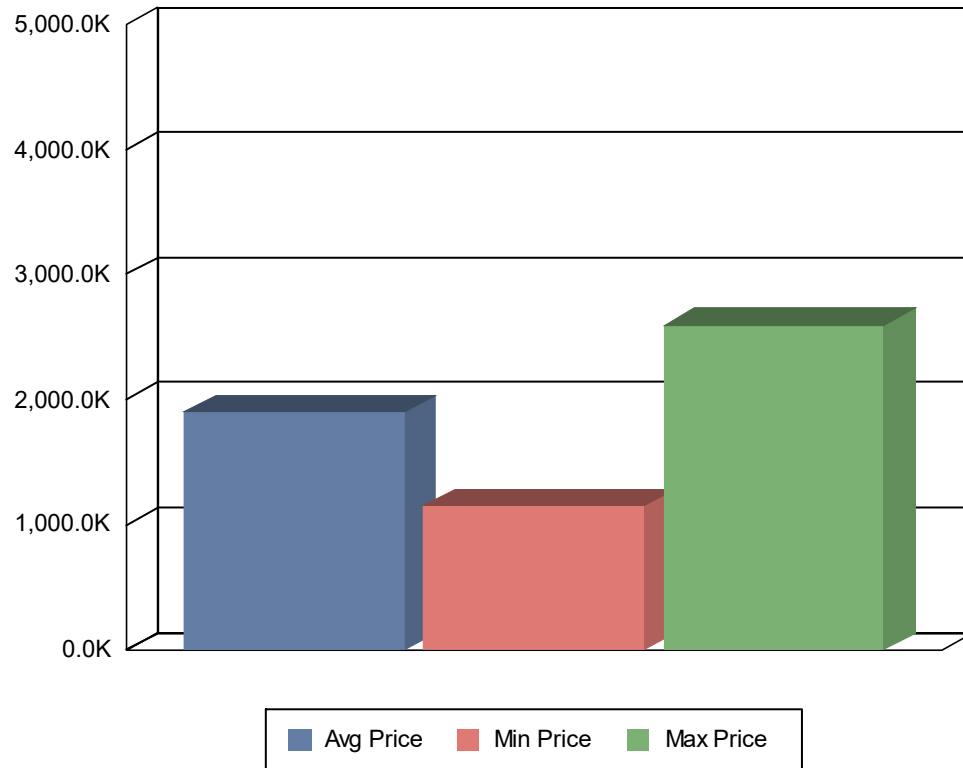




CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$1,150,000	\$2,450,000	\$1,845,580	\$755.23
Sold	\$1,400,000	\$2,591,925	\$1,940,275	\$796.28
Totals / Averages	\$1,150,000	\$2,591,925	\$1,900,819	\$779.18

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
837 2 Avenue SW #402	\$1,475,000	\$1,400,000	13	94.92%	\$617.83
701 3 Avenue SW #1101	\$1,988,000	\$1,600,000	73	80.48%	\$435.11
680 Princeton Way SW #202	\$1,875,000	\$1,725,000	37	92.00%	\$666.28
690 Princeton Way SW #803	\$1,999,900	\$1,940,000	37	97.01%	\$920.30
738 1 Avenue SW #611	\$2,249,900	\$2,100,000	220	93.34%	\$1,128.92
128 Waterfront Court SW #501	\$2,499,000	\$2,225,000	73	89.04%	\$970.77



Subject Property: 36 Barclay Walk SW, Calgary

May 20, 2024

CMA Pro Report

These pages give a general overview of the selected properties.

738 1 Avenue SW #106	\$2,592,000	\$2,591,925	122	100.00%	\$834.76
Total Averages	\$2,096,971	\$1,940,275	82	92.40%	\$796.28

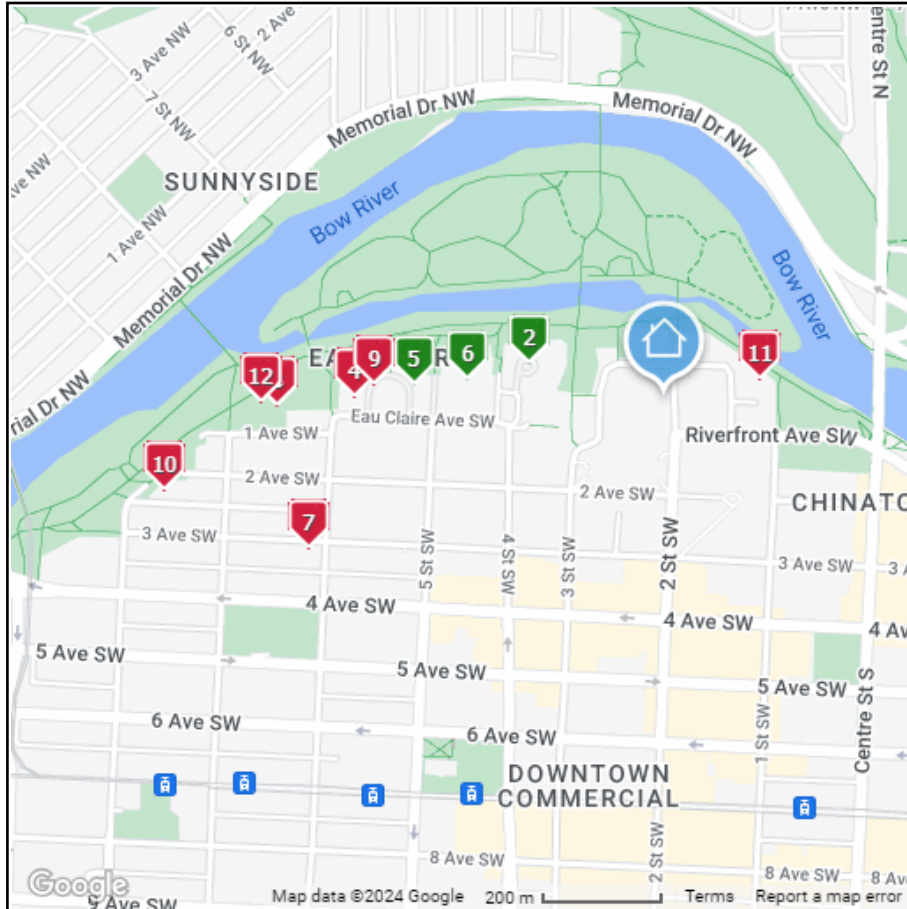
Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Active								
Active	500 Eau Claire Avenue SW #	4	3/1	4,257	\$1,150,000			304
Active	400 Eau Claire Avenue SW #	3	2/1	2,084	\$1,349,000			8
Active	400 Eau Claire Avenue SW #	3	2/1	2,812	\$1,829,000			32
Active	738 1 Avenue SW #811	3	2/1	1,835	\$2,449,900			101
Active	600 Princeton Way SW #308	3	2/1	2,806	\$2,450,000			228
Sold								
Sold	837 2 Avenue SW #402	3	2/0	2,266	\$1,475,000	\$1,400,000	08/25/2022	13
Sold	701 3 Avenue SW #1101	3	3/1	3,677	\$1,988,000	\$1,600,000	11/28/2022	73
Sold	680 Princeton Way SW #202	3	3/0	2,589	\$1,875,000	\$1,725,000	10/07/2022	37
Sold	690 Princeton Way SW #803	3	2/0	2,108	\$1,999,900	\$1,940,000	03/09/2024	37
Sold	738 1 Avenue SW #611	3	2/1	1,860	\$2,249,900	\$2,100,000	04/10/2023	220
Sold	128 Waterfront Court SW #5	3	3/1	2,292	\$2,499,000	\$2,225,000	09/02/2022	73
Sold	738 1 Avenue SW #106	4	3/0	3,105	\$2,592,000	\$2,591,925	10/22/2022	122



CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



36 Barclay Walk SW

- 1 400 Eau Claire AVENUE SW #1505
- 2 400 Eau Claire AVENUE SW #2203
- 3 738 1 AVENUE SW #811
- 4 690 Princeton WAY SW #803
- 5 600 Princeton WAY SW #308
- 6 500 Eau Claire AVENUE SW #500J
- 7 701 3 AVENUE SW #1101
- 8 738 1 AVENUE SW #611
- 9 680 Princeton WAY SW #202
- 10 837 2 AVENUE SW #402
- 11 128 Waterfront COURT SW #501
- 12 738 1 AVENUE SW #106



Researched and prepared by

Rupinder Sandhu

Prepared exclusively for

Patrick Lindsay

Subject Property

36 Barclay Walk SW

Calgary, Alberta

T2P 4V9

Prepared on

May 20, 2024



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