1401 837 2 Avenue SW

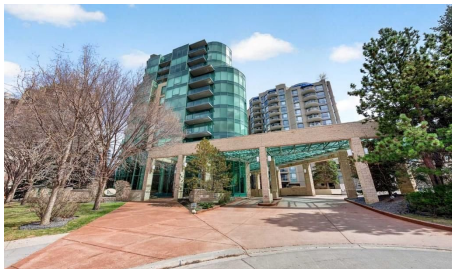
Calgary | Active | MLS® A2309463

$1,999,999









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1999**	**4,862.22 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Commanding a rarefied position high above the city, this extraordinary sub-penthouse is a statement of prestige, scale, and uncompromising luxury-crafted for a truly discerning buyer.

Spanning over 4,800 sq ft of meticulously designed living space, this residence offers an elevated lifestyle defined by privacy, sophistication, and breathtaking panoramic views. A private elevator opens directly into the suite, setting the tone for an exclusive, estate-like experience in the sky.

The grand living and entertaining areas are nothing short of spectacular, featuring expansive principal rooms, a formal dining area, and a separate family lounge-each surrounded by floor-to-ceiling windows that flood the home with natural light and showcase uninterrupted vistas. Designed for both intimate gatherings and large-scale entertaining, the layout flows seamlessly throughout.

A chef-calibre kitchen anchors the home with generous workspace, premium finishes, and effortless connection to the main living areas.

The primary retreat is a private sanctuary, complete with a spa-inspired ensuite and an exceptional walk-in dressing room. Additional bedrooms are generously proportioned, offering comfort and privacy for family or guests, each complemented by well-appointed bathrooms.

An extraordinary highlight of this residence is the nearly 1,200 sq ft of outdoor living space-expansive terraces offering unobstructed 180-degree views of the mountains, Bow River, and downtown skyline. This seamless indoor-outdoor experience creates a truly remarkable setting for entertaining or quiet moments above the city.

With direct elevator access into the residence, expansive interiors, and 24/7 concierge service, this is a rare offering that embodies the pinnacle of downtown luxury living-tailored for those who expect nothing less than the exceptional.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2309463
Bedrooms	4
Bathrooms	4
Year Built	1999
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	4,862.22 sq. ft.
Condo Fee:	$7,483.00
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Reserve Fund Contributions, Residential Manager, Security Personnel, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	14
Stories Total:	15
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	8
Year built:	1999 (Age: 27)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	2
Plan:	9910641

Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Stone
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Marble
Cooling:	Central Air
Fireplaces:	3
Fireplace Details:	Gas
Garage:	No
Parking:	Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Point On The Bow
Community:	Eau Claire
Amenities:	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Party Room, Secured Parking, Spa/Hot Tub, Storage, Visitor Parking
Appliances:	None
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 23'5" × 15'4" ·
Main Floor	Bedroom · 14'9" × 9'11" ·

Main Floor	Bedroom · 26'3" × 24'4" ·
Main Floor	Dining Room · 16'11" × 11'5" ·
Main Floor	Family Room · 38'6" × 26'4" ·
Main Floor	Kitchen · 16'7" × 11'3" ·
Main Floor	Laundry · 8'8" × 6'7" ·
Main Floor	Living Room · 32'5" × 20'3" ·
Main Floor	Bedroom - Primary · 27'7" × 23' ·
Main Floor	Walk-In Closet · 19'6" × 15'9" ·
Main Floor	Walk-In Closet · 11'5" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Elevator, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	May 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1401-837-2-avenue-sw-calgary-a2309463/

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