701 701 3 Avenue SW

Calgary | Active | MLS® A2355375

$395,000









Bedrooms	Bathrooms	Year Built	Living area
1	2	2007	824.91 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Rimrock Real Estate

A closer look

Luxurious boutique building | 2 Titled Underground Parking Stalls | Titled Storage | Massive Balcony with views. Enduring Quality and Luxury Craftsmanship abound in this elegant condo in coveted Churchill Estates in Eau Claire with only 40 Units total. Churchill Estates has a very proactive and prudent board and management that invest for the future and not only maintain but improve. The current reserve fund (as of July 2026) was over $1.6M. As you enter the building the quality is immediately evident with a friendly concierge at your service and classy lounge area, custom millwork, custom inlaid carpets with tile surround. The quality continues into suite 701 with custom wood millwork adorning the walls and cabinets upon entry. An open kitchen area features floor to ceiling cabinets, coffered ceiling details with recessed lighting, and a large island with granite countertops and dual stainless undermount sink. The kitchen opens to a dedicated dining space with custom built-in sideboard and room for a table and chairs. The cozy living room features a gas fireplace with mantle, custom built-in, ceiling speakers and opens to a massive, covered patio with over 300 Sq. Ft. amazing city views and South and East exposure. The primary retreat feels like a hotel with double sided gas fireplace, custom ceiling details with built-in speakers and city views. The ensuite offers a spa soaker tub, separate glass enclosed shower, water closet, and custom vanity with dual sinks and wall mounted faucets. There is a large walk-in storage area and additional storage at the entryway. Separate half bath for guests in the main living area, new washer and dryer and all window coverings are included. Luxury, amenities and convenience located in a desirable inner-city location close to the river pathways. This must be viewed to be appreciated. Condo fees include, heat, hot water, gas, electricity, parking, concierge and contributions to an impressive reserve fund. Must be seen in person. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355375
Bedrooms	1
Bathrooms	2
Year Built	2007
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:	824.91 sq. ft.
Main Level Finished Area:	824.91 sq. ft.
Condo Fee:	$1,087.91
Condo Fee Includes:	Electricity, Gas, Heat, Insurance, Parking, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Unit Exposure:	East
Floor Location:	Other
Entry Level:	7
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	0713076
Heating:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete, Stone, Stucco

Structure Type:	High Rise (5+ stories)
Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Bedroom, Gas, Living Room
Garage:	No
Garage Spaces:	2
Parking:	Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Churchill Estates
Community:	Downtown Commercial Core
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Visitor Parking
Appliances:	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 13'1" × 11'2" ·
Main Floor	Living Room · 17'2" × 12'8" ·
Main Floor	Bedroom - Primary · 17'2" × 10'10" ·

Main Floor	Walk-In Closet · 11'7" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Built-in Features, Central Vacuum, Closet Organizers, Elevator, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Wrap Around
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/701-701-3-avenue-sw-calgary-a2355375/

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