901 837 2 Avenue SW

Calgary | Active | MLS® A2291461

$1,850,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**3,478.97 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

EXCEPTIONAL SPACE, LUXURY AMENITIES & THE CONVENIENCE OF DOWNTOWN LIVING! Enjoy the comfort and privacy of a sprawling luxury residence without the maintenance of a single-family home. Perfectly positioned along the western edge of downtown Calgary, this beautifully renovated 3,487 sq. ft. condominium offers an extraordinary combination of space, sophistication and convenience, complemented by an impressive collection of amenities that make year-round living effortless. Extensively renovated approximately five years ago, the residence features timeless finishes, expansive principal rooms and a thoughtfully designed floorplan ideal for both elegant entertaining and comfortable everyday living. A stunning living room, formal dining room, inviting family room and dedicated office or den provide exceptional versatility, while floor-to-ceiling windows fill the home with natural light and showcase sweeping western views and spectacular sunsets over the Bow River valley. The beautifully redesigned kitchen is both stylish and functional, featuring an oversized island, abundant cabinetry and an entire wall of built-in pantry storage, with a casual dining area for more relaxed gatherings. An extraordinary 1,200 sq. ft. wraparound terrace offers west, south and north exposures overlooking the Bow River and pathways, providing an exceptional outdoor retreat for entertaining, relaxing or simply taking in the views. The private primary suite features its own balcony, dual walk-in closets and a luxurious five-piece ensuite with walk-in shower and walk-in tub. A generously sized second bedroom offers a walk-in closet and direct access to a beautifully appointed three-piece bathroom. LEAVE THE WINTER WEATHER BEHIND AND ENJOY THE COMFORT OF FULL-SERVICE CONDOMINIUM LIVING! Residents benefit from secure underground parking, full-time concierge service, on-site management, secure fob-to-floor access and an outstanding selection of amenities, including an indoor swimming pool, hot tub, fully equipped fitness centre, elegant social lounge with full kitchen, library, billiards room, car wash bay and underground visitor parking. Whether enjoying a morning swim, entertaining friends in the beautifully appointed common areas or heading out to explore the city, everything you need is conveniently close at hand. Just steps from the Bow River pathways, Eau Claire's shops and restaurants and the vibrant downtown core, with excellent access to major routes, this exceptional property offers the freedom to lock up and travel, the convenience of maintenance-free living and the generous proportions of a substantial luxury home. A RARE OPPORTUNITY TO ENJOY DOWNTOWN LIVING WITHOUT COMPROMISING ON SPACE, COMFORT OR LIFESTYLE.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2291461
Bedrooms	2
Bathrooms	2
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:	3,478.97 sq. ft.
Condo Fee:	$4,823.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Reserve Fund Contributions, Residential Manager, Security Personnel, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	North, Northwest, South, Southwest, West
Floor Location:	Other
Entry Level:	9
Stories Total:	17
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	9
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9910641

Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	4
Fireplace Details:	Den, Dining Room, Gas, Kitchen, Primary Bedroom
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Point On The Bow
Community:	Eau Claire
Amenities:	Car Wash, Elevator(s), Fitness Center, Garbage Chute, Indoor Pool, Parking, Recreation Facilities, Recreation Room, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions
Main Floor	Bedroom · 17'9" × 13'7" ·

Main Floor	Breakfast Nook · 17'6" × 9'7" ·
Main Floor	Dining Room · 15'2" × 13'2" ·
Main Floor	Family Room · 24'11" × 19'2" ·
Main Floor	Foyer · 15'1" × 11'3" ·
Main Floor	Living Room · 24'9" × 21'4" ·
Main Floor	Kitchen · 19'6" × 14'2" ·
Main Floor	Library · 10'5" × 4'8" ·
Main Floor	Den · 22' × 17'7" ·
Main Floor	Bedroom - Primary · 26'4" × 25'2" ·
Main Floor	Walk-In Closet · 11'11" × 7'1" ·
Main Floor	Walk-In Closet · 9' × 8'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Mar 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/901-837-2-avenue-sw-calgary-a2291461/

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