

# \$1,100,000 - 401, 110 7 Street Sw, Calgary

MLS® #A2172265

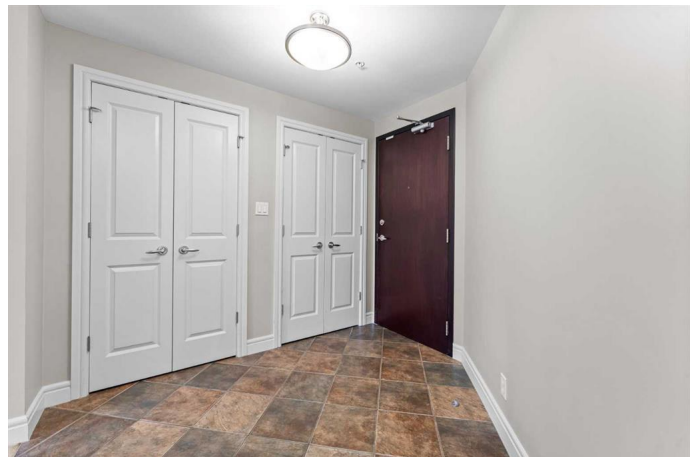
**\$1,100,000**

2 Bedroom, 2.00 Bathroom, 1,932 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover the epitome of luxury in this exquisite condo, situated in the prestigious LaCaille Parke Place. Enjoy breathtaking views of the Bow River and majestic mountains from your private sanctuary. Upon entering, you'll be greeted by a bright, open floor plan featuring soaring 9-foot ceilings and expansive windows that invite natural light. The gourmet kitchen is a chef's dream, complete with a breakfast bar, elegant granite countertops, and high-end stainless-steel appliances. It seamlessly flows into a spacious formal dining room and an inviting great room, highlighted by a cozy gas fireplace—perfect for entertaining or relaxing. The den offers an ideal workspace and provides access to a generous west-facing deck, perfect for evening sunsets. Retreat to the luxurious master bedroom, featuring an impressive walk-in closet and a spa-like 5-piece ensuite, complete with a jetted tub and a large shower. The well-sized second bedroom boasts large windows that frame stunning views of the Bow River. Additional features include a convenient laundry room with built-ins, two titled indoor heated parking stalls, and an assigned storage locker. The parkade is equipped with a wash bay for added convenience. LaCaille Parke Place is impeccably maintained and offers a concierge service seven days a week. You'll be just steps away from scenic walking paths along the Bow River and within walking distance to downtown, public transportation, and various amenities. This home exemplifies pride of



ownership and is ideal for professionals or empty nesters seeking a luxurious lifestyle. Don't miss the opportunity to make this stunning property your own!

Built in 2003

### Essential Information

MLS® #	A2172265
Price	\$1,100,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,932
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	401, 110 7 Street Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5M9

### Amenities

Amenities	Car Wash, Elevator(s), Storage, Secured Parking
Parking Spaces	2
Parking	Heated Garage, Underground

### Interior

Interior Features	High Ceilings, Walk-In Closet(s), Breakfast Bar, Double Vanity
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Refrigerator, Washer, Window Coverings, Microwave Hood Fan
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	8

### **Exterior**

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stone

### **Additional Information**

Date Listed	October 11th, 2024
Days on Market	178
Zoning	DC

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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