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**1401, 837 2 Avenue SW, Calgary, Alberta - \$2,999,900**



Main Photo

## Property Description

FABULOUS renovation opportunity with expansive spaces, windows galore, huge patios + stellar views from every part of this 4879 square foot sub penthouse apartment on Point on the Bow, a sought after location with only 38 units. This elegant building is located just off the bow river pathway system in a very quiet location. Welcoming entrance to the complex with lush greenery, sitting areas + 24 hour concierge. The elevator opens directly into the sub penthouse floor with expansive open concept, two large primary suites, 2 additional bedrooms huge living spaces that offer flexibility in decorating. The patio space is over 1200 square foot ideal for entertaining + enjoying the vast 180 degree sky views which also encompass the river, mountains + city lights. Two underground parking stalls, car wash, 2 large storage units 7x12



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feet. gym, pool, hot tub, social room. A wonderful lock and leave property in safe area with wonderful restaurants in immediate area + direct access to the river pathway system. Pets accepted with some restrictions + with board approval.

## REALTOR Referral

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