

# \$2,350,000 - 305, 600 Princeton Way Sw, Calgary

MLS® #A2175346

**\$2,350,000**

2 Bedroom, 3.00 Bathroom, 2,882 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Princeton Grande in Eau Claire offers one of the premiere executive addresses in Calgary. With first class concierge service, private elevators, amazing amenities, two guest suites and a location that overlooks the river pathways and Princeá€™s Island Park, this is the pinnacle of luxury urban living. The impressive design and subtle luxury are evident and amplified by the recent modernization and design updates that have only been lightly enjoyed since being completed a few years back. The appointments include high quality finishings, extensive custom built-ins, and modernized paint, flooring and dÃ©cor throughout. Enjoy the urban park setting from your massive covered balcony facing the river or take in the city skyline from your other covered balcony on the opposite side of the suite. You get the best of both worlds with a floorplan that is ideal for entertaining yet cozy enough for those quiet family times. There is a formal living area surrounded by windows overlooking the park and a gas fireplace for ambiance. The formal dining area will easily accommodate a table for 10-12 and also takes in the park views. The gourmet kitchen is spacious and offset from the living area for privacy when you need it. Adjacent to that is a south facing breakfast nook and outdoor terrace which captures the city views as well as a cozy family room and another gas fireplace. There is a separate laundry room, a storage area/pantry and seemingly endless closets and storage



350, 600 PRINCETON WAY SW  
RECA MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 2882.11 Sq.Ft. / 267.75 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2882.11 Sq.Ft. / 267.75 m<sup>2</sup>



spaces. This home includes a built-in speaker system, central vacuum system, high coffered ceilings, large bright windows, a guest bedroom that includes an ensuite, two titled parking stalls and a fully enclosed titled storage locker. The amenities of the luxury residence include 24 hour security/concierge service with closed circuit monitoring, front seating area with fireplace, conference board room, temperature controlled wine storage lockers and tasting room, a social room with full kitchen/TV/terrace, two exercise rooms, a yoga room, steam room all with showers and change rooms, underground car wash bay and separate freight elevator for move in/move out. The location is extraordinary and the residence is outstanding. Come and see for yourself today!

Built in 2007

### **Essential Information**

MLS® #	A2175346
Price	\$2,350,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,882
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	305, 600 Princeton Way Sw
Subdivision	Eau Claire
City	Calgary

County Calgary  
Province Alberta  
Postal Code T2P 5N4



## Amenities

Amenities Car Wash, Elevator(s), Fitr  
Room, Secured Parking, Snow  
Parking Spaces 2  
Parking Secured, Titled, Underground

## Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,  
Elevator, Granite Counters, High Ceilings, Kitchen Island, Pantry,  
Recreation Facilities, Storage, Walk-In Closet(s)  
Appliances Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Range  
Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine  
Refrigerator  
Heating Boiler, Fan Coil  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Living Room  
# of Stories 19

## Exterior

Exterior Features Other  
Roof Membrane, Metal, Mixed  
Construction Brick, Concrete, ICFs (Insulated Concrete Forms), Stone

## Additional Information

Date Listed October 24th, 2024  
Days on Market 139  
Zoning DC (pre 1P2007)

## Listing Details

Listing Office Coldwell Banker Home Smart Real Estate

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