

# \$1,650,000 - 1101, 110 7 Street Sw, Calgary

MLS® #A2252211

**\$1,650,000**

3 Bedroom, 4.00 Bathroom, 2,849 sqft

Residential on 0.00 Acres

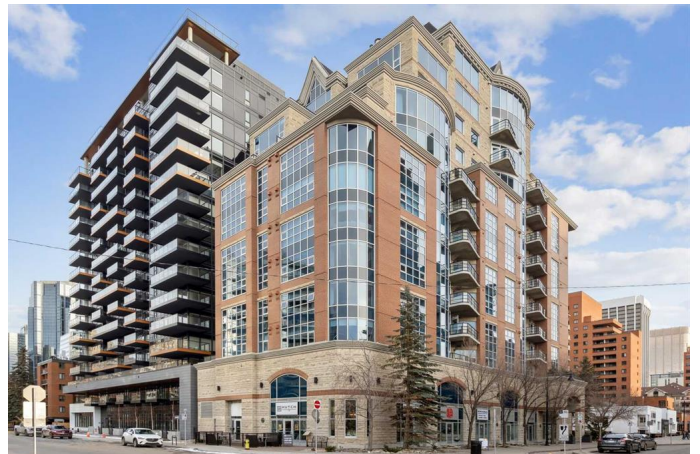
Eau Claire, Calgary, Alberta

This is a one-of-a-kind opportunity: this original-owner, 11th floor executive condominium offers over 3,000 sq. ft. of refined living space highlighted by a layout unlike any other in the city. Floor-to-ceiling windows frame sweeping views of the iconic Peace Bridge, Bow River pathways, and the Rocky Mountains.

Designed for both comfort and sophistication, the home features three spacious bedrooms—each with its own ensuite—for a total of four bathrooms. Multiple living and dining areas provide flexibility for both everyday living and entertaining. Outdoor living is exceptional with two patios, including an expansive private terrace that captures breathtaking, unobstructed views.

Every detail has been carefully considered by the original owner. Premium finishes, Sub-Zero and Miele appliances, central air conditioning, custom millwork throughout and so much more. The thoughtful floor-plan creates an effortless flow between spaces. Utilities—electricity, water, gas, and heat—are fully included for added convenience. Residents also enjoy the security and ease of seven-day-a-week concierge service, making this the perfect lock-and-leave lifestyle.

Situated just steps from Prince™s Island Park, the river pathways, boutique caf  s,



and some of Calgary’s best hidden dining gems, this residence combines the energy of downtown living with the privacy of a true retreat. Additional highlights include two titled parking stalls (one oversized) and a large private storage unit.

Private showings available by appointment only.

Built in 2003

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252211          |
| Price          | \$1,650,000       |
| Bedrooms       | 3                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,849             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1101, 110 7 Street Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5M9               |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Car Wash                       |
| Parking Spaces | 2                                                            |
| Parking        | Enclosed, Oversized, Titled, Underground, Garage Door Opener |

|               |                         |
|---------------|-------------------------|
| # of Garages  | 2                       |
| Is Waterfront | Yes                     |
| Waterfront    | River Front, Waterfront |

## Interior

|                   |                                                                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s), Crown Molding, Elevator, Jetted Tub |
| Appliances        | Built-In Oven, Built-In Refrigerator, Dishwasher, Freezer, Gas Cooktop, Warming Drawer, Washer/Dryer Stacked                                                                                                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Mantle, Family Room                                                                                                                                                                                                                                            |
| # of Stories      | 14                                                                                                                                                                                                                                                                  |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 61                |
| Zoning         | DC                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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