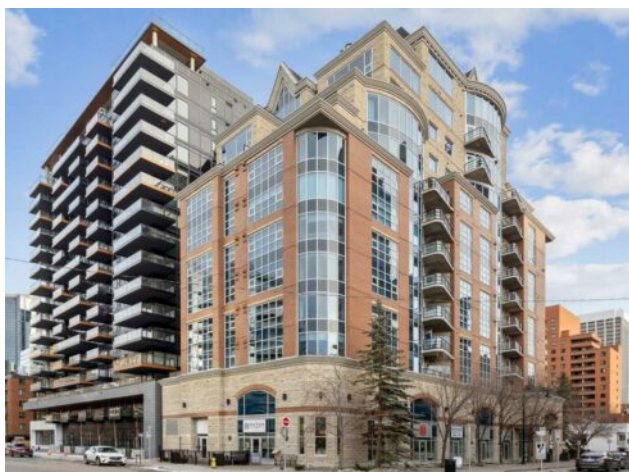


1101, 110 7 Street SW  
Calgary, Alberta

MLS # A2202617



## \$1,985,000

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,997 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Enclosed, Garage Door Opener, Oversized, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 3,013
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Steam Room, Storage, Walk-In Closet(s)

**Inclusions:** N/A

Parke Place offers you the rare opportunity to own one of the most coveted pieces of real estate, not just in the Monopoly world, but in real life. Nestled in the prestigious LeCaille building, this high-end condo is truly one-of-a-kind. As you enter, you're immediately welcomed by a stunning lobby and the attentive service of the concierge, available seven days a week to assist you and your guests. This magnificent home is the epitome of elegance, sophistication, luxury, and class. Perched on the 11th floor, the panoramic views will take your breath away. This is the first time this exclusive unit has been made available to the public since its inauguration in 2004. Spanning over 3,000 square feet of indoor and outdoor living, this condo offers you so much. As you step into your gorgeous entry foyer, you'll be greeted by a captivating water fixture that sets the tone for the entire home. The gourmet chef's kitchen is equipped with high-end Miele and Sub-Zero appliances, complemented by a large eat-up island—perfect for both culinary creations and casual dining. With multiple living and dining spaces, the home provides an abundance of room to relax and entertain. The three generously sized bedrooms each feature their own en suite bathrooms, offering both luxury and privacy. A powder room for guests adds further convenience. The expansive outdoor living area offers direct views of the iconic Peace Bridge, creating an ideal setting for relaxing or hosting gatherings. The location also makes enjoying the surrounding beauty effortless, with easy direct access to the stunning pathways along the Bow River, perfect for a leisurely walk or a quick escape to nature at Prince's Island Park. Additionally, incredible hidden bistros and coffee shops are located within direct access, offering a variety of delicious treats and cozy dining options.

For those with a passion for luxury cars, this unit comes with three priority titled parking stalls, including an oversized space and an additional completely separate parking stall. It also includes titled oversized storage for your convenience. Surround sound speakers, air conditioning, a large walk-in steam shower, coffered 10-foot ceilings and hidden details throughout complete this impeccable living space. No detail has been overlooked; this is a true executive living, offering a level of interior layout and functionality that's simply unmatched. Priced to sell, this stunning unit is ready for its next owner to say "home sweet home". All showings are accompanied by the listing agent.