

# \$935,000 - 304, 670 Princeton Way Sw, Calgary

MLS® #A2221658

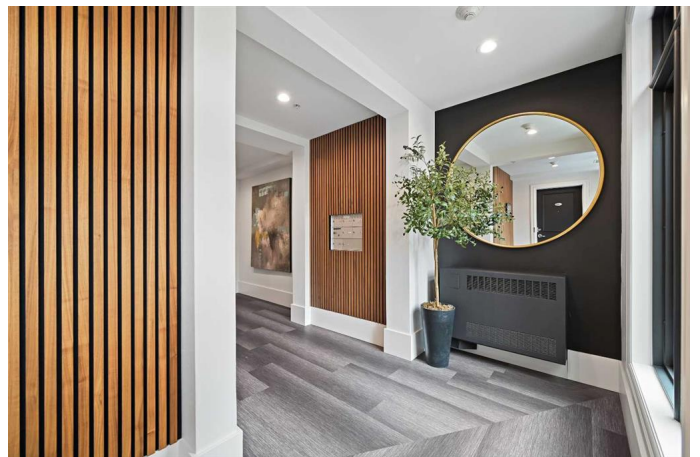
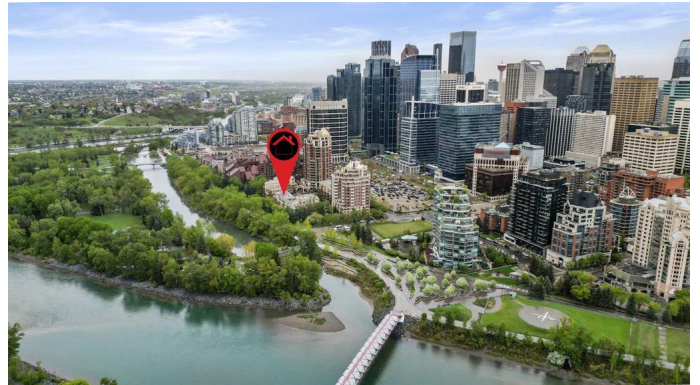
**\$935,000**

2 Bedroom, 2.00 Bathroom, 1,490 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to an exceptional lifestyle at Princeton Waterfront – a boutique building with only 7 residences, perfectly nestled along the Bow River in the heart of Eau Claire. This quiet end unit offers rare privacy with just one shared wall and panoramic exposures to the north, east, and south – bringing in beautiful natural light and capturing breathtaking views of Prince’s Island Park and the river. A secured elevator opens directly into your home, where you’ll find two expansive terraces: one off the kitchen, south-facing with city views and gas line for BBQ and the second off the living room, with no overhang and direct river views – ideal for entertaining or relaxing outdoors. The thoughtfully designed layout features a flexible open-concept living and dining area with 9’ ceilings, hardwood flooring, gas fireplace, and double French doors leading to the riverfront terrace. The chef’s kitchen is outfitted with a gas cooktop, wine fridge, ample cabinetry, and a generous dining bar. Your sun-filled primary suite includes river views, blackout shades, a spacious walk-in closet, and a luxurious ensuite. The den/home office has a custom Murphy bed and is the perfect space to welcome guests when needed. A separate laundry room complete the space. Headed to the secured underground garage is 2 prime side-by-side titled parking stalls right across from the elevator, plus additional storage. This is redefined luxury in Eau Claire – a



one-of-a-kind residence offering elegance, comfort, and an unmatched riverside lifestyle. Have a look at the photos then book your private showing. You won't be disappointed.

Built in 2002

### Essential Information

MLS® #	A2221658
Price	\$935,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	304, 670 Princeton Way Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K2

### Amenities

Amenities	Car Wash, Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Titled, Underground
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Interior Features	Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Hot Water, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Private, Views, Waterfront
Roof	Tar/Gravel
Construction	Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	13
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
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