

# \$2,400,000 - 1201, 110 7 Street Sw, Calgary

MLS® #A2222249

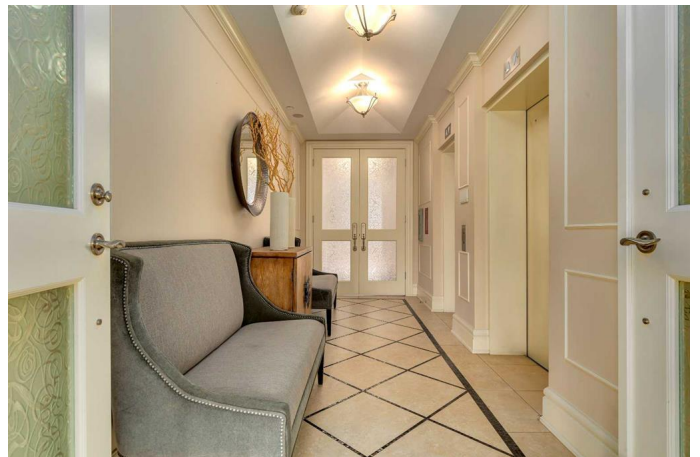
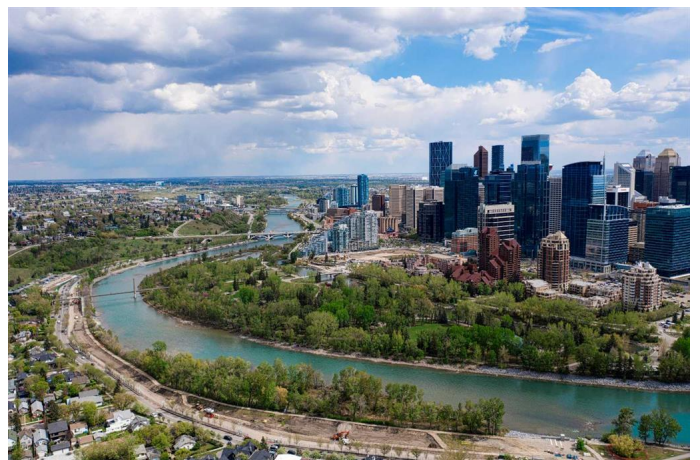
**\$2,400,000**

3 Bedroom, 5.00 Bathroom, 4,832 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

For those who seek everyday luxury and refined living, this exceptional full-floor sub-penthouse at La Caille Parke Place offers an unparalleled opportunity. Situated in the prestigious Eau Claire district, this residence provides panoramic views of the Bow River, the iconic Peace Bridge, and Calgary's dynamic skyline. Spanning an expansive layout, the home features three well-appointed bedrooms, each with its own ensuite bathroom, ensuring privacy and comfort. The primary suite serves as a tranquil retreat, complete with a spa-inspired bathroom featuring dual vanities, a soaking tub, and a glass-enclosed steam shower. The gourmet kitchen is a culinary masterpiece, equipped with Wolf and Sub-Zero appliances, granite countertops, a large walk-in pantry, and a raised eating bar. Custom mahogany millwork and built-in cabinetry enhance the den and media room, creating an ambiance of timeless elegance. Floor-to-ceiling windows and ten-foot ceilings flood the space with natural light, while three spacious outdoor patios, totaling over eight hundred square feet, offer seamless indoor-outdoor living. These terraces provide direct access from the kitchen and are equipped with a natural gas barbecue hookup, water line, and patio heater—ideal for entertaining or serene relaxation. Additional features include four fireplaces, Brazilian cherry hardwood floors, porcelain and limestone tile accents, integrated speakers throughout, Leviton lighting technology, and



in-suite vacuum system. The residence also comes with two titled underground parking stalls and a large storage room with built-in shelving. La Caille Parke Place offers residents a full-service concierge, secure underground parking, and proximity to the Bow River pathways, Prince's Island Park, and Calgary's finest dining and entertainment venues. This is more than a home; it is a statement of sophistication and a testament to a lifestyle where luxury is lived every day.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2222249    |
| Price          | \$2,400,000 |
| Bedrooms       | 3           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 4,832       |
| Acres          | 0.00        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1201, 110 7 Street Sw |
| Subdivision | Eau Claire            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2P 5M9               |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage |
| Parking Spaces | 2                                     |

|              |   |
|--------------|---|
| Parking      | Heated Garage, Stall, Titled, Underground |
| # of Garages | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar  |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator, Warming Drawer |
| Heating           | Natural Gas, Fan Coil  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Bedroom, Gas, Living Room, Den, See Remarks  |
| # of Stories      | 14   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Storage, Lighting |
| Roof              | Metal                                    |
| Construction      | Brick, Concrete, Stone                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 30             |
| Zoning         | DC             |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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