# \$1,700,000 - 202, 680 Princeton Way Sw, Calgary

MLS® #A2257369

### \$1,700,000

3 Bedroom, 3.00 Bathroom, 2,554 sqft Single Family on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to Princeton Waterfront â€" Where Luxury Meets Tranquility, a rare and private retreat! Experience refined riverfront living in one of Calgary's most exclusive residences. Nestled beside Prince's Island Park in the heart of Eau Claire, this exceptional northwest-facing corner unit offers nearly 2,600 sq. ft. of sophisticated, yet inviting space, and is part of a boutique building with just only 7 of which share this prestigious address. With only 2 units per floor, this quiet unit shares only one wall and offers sweeping north-west exposures that flood the home with natural light and showcases stunning views of Prince's Island Park and the Bow River. A secured elevator opens directly into your private foyer, emphasizing the exclusivity of this remarkable home. Two expansive terraces invite outdoor living. One expansive terrace, off the kitchen, is west-facing with park views and a BBQ gas line â€" perfect for entertaining. The second, accessed from the living room, features unobstructed park and river pathway views, ideal for relaxing in peace and tranquility. The sophisticated open-concept living and dining area features 9' ceilings, gleaming newly refinished hardwood floors, a gas fireplace, and double French doors to the riverfront terrace. Floor-to-ceiling curved windows provide breathtaking views . The chef's kitchen is a work of art, with custom Birds-eye maple cabinetry, Granite countertops, an induction cooktop, wine fridge, and a generous dining







bar. Premium Sub-Zero, and Miele appliances complete this culinary haven. The elegant and private primary suite offers park views, a large walk-in closet, and a luxurious ensuite with a stand-alone tub and a two-sided fireplace that adds warmth and charm to both the bedroom and bath. Two additional bedrooms, one with an ensuite are both generously sized, each with walk-in closets. A spacious laundry room, built-in cabinetry, and additional storage adds everyday conveniences. Unmatched Amenities & Location - En joy 3 titled, side-by-side underground parking stalls, plus a private 212 sq. ft. storage/workshop room located in its own wing of the parkade. Additional conveniences include access to a car wash bay, concierge-registered guest parking in the gated courtyard, and beautifully landscaped grounds with seasonal plantings. Step outside to enjoy direct access to Calgary's extensive Prince's Island Park and the river pathways, renowned fine dining, shopping, and downtown amenities â€" all while enjoying the peace and serenity of your private, nature-connected oasis. This is a very rare opportunity to own a luxurious, custom-designed residence in one of Calgary's most coveted locations. Experience elegance, comfort, and a lifestyle defined by tranquility and convenience at Princeton Waterfront. Call your trusted realtor today for your private showing. (id:6289)

Built in 2002

#### **Essential Information**

Listing # A2257369
Price \$1,700,000

Bedrooms 3
Bathrooms 3.00
Square Footage 2,554
Acres 0.00

Year Built 2002

Type Single Family

Sub-Type Condominium/Strata

## **Community Information**

Address 202, 680 Princeton Way Sw

Subdivision Eau Claire

City Calgary
Province Alberta
Postal Code T2P5K2

## **Amenities**

Amenities Park, Playground, Recreation Nearby, Schools, Shopping, Car Wash

Features See remarks, Closet Organizers, No Animal Home, No Smoking Home,

Parking

Parking Spaces 3

Parking Garage, Heated Garage, See Remarks, Underground, Visitor Parking

# of Garages 1

#### Interior

Appliances Refrigerator, Dishwasher, Oven, Microwave, Freezer, Hood Fan,

Window Coverings, Washer & Dryer, Cooktop - Induction

Heating Natural gas Forced air, In Floor Heating

Cooling Central air conditioning

Fireplace Yes
# of Fireplaces 2
# of Stories 4

#### **Exterior**

Exterior Brick, Concrete

Construction Poured concrete, Wood frame

## **Listing Details**

Listing Office Charles





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of

CREA. REALTOR®. Member of CREA and more. Listing information last updated on November 2nd, 2025 at 12:01am PDT