

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

MLS® #A2257369

**\$1,700,000**

3 Bedroom, 3.00 Bathroom, 2,554 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to Princeton Waterfront – 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 – 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 - Enjoy 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 – 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.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257369    |
| Price          | \$1,700,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,554       |

|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2002              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 202, 680 Princeton Way Sw |
| Subdivision | Eau Claire                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2P5K2                    |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Garbage Chute, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking     |
| Parking Spaces | 3                                                                                                                 |
| Parking        | Heated Garage, Insulated, Parkade, Side By Side, Stall, Titled, Underground, Guest, Plug-In, See Remarks, Secured |

### Interior

|                   |                                                                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Crown Molding |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator, Double Oven                                                                                                                |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                         |
| Fireplaces        | Double Sided, Family Room, Gas, Bath                                                                                                                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                                                                                                                                         |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Gas Grill                   |
| Construction      | Brick, Concrete, Wood Frame |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 21                   |
| Zoning         | DC (pre 1P2007)      |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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