

# \$1,995,000 - 202, 680 Princeton Way Sw, Calgary

MLS® #A2232999

**\$1,995,000**

3 Bedroom, 3.00 Bathroom, 2,554 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

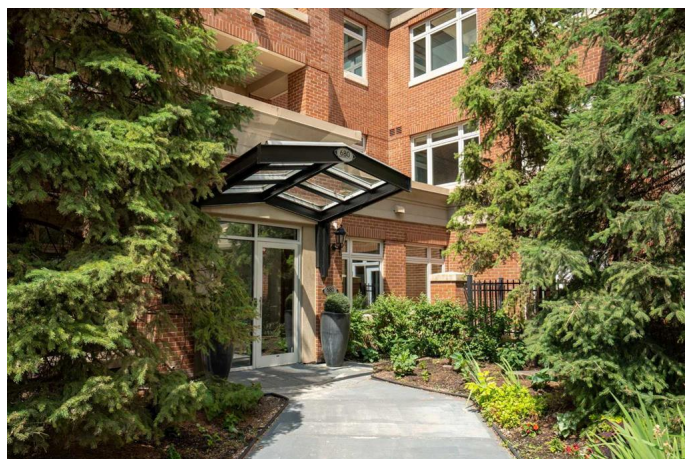
Welcome to Princeton Waterfront â€” Where Luxury Meets Tranquility, a rare and private retreat! Experience refined riverfront living in one of Calgaryâ€™s most exclusive residences. Nestled beside Princeâ€™s Island Park in the heart of Eau Claire, this exceptional northwest-facing corner villa offers 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 Princess 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 9â€™ 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 chefâ€™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 Calgaryâ€™s extensive Princess 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 Calgaryâ€™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® #	A2232999
Price	\$1,995,000
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, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	3
Parking	Guest, Heated Garage, Parkade, Secured, Side By Side, Stall, Titled, Underground

### Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Induction Cooktop, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Gas Grill
Construction	Brick, Concrete, Wood Frame

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	1
Zoning	DC (pre 1P2007)

**Listing Details**

Listing Office	CIR Realty
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