



**COLDWELL BANKER**  
**MOUNTAIN CENTRAL**  
**THE STARNES GROUP**

207, 600 PRINCETON WAY | CALGARY, ALBERTA, CANADA  
COMMUNITY OF EAU CLAIRE



WELCOME TO PRINCETON GRAND



*Timeless elegance, a prime riverside location, and exceptional lifestyle amenities make 600 Princeton Way an unparalleled place to call home.*





*B*  
*Beautiful gardens surround the high rise and low rise buildings adding  
to the elegance of the entire Princeton development...*



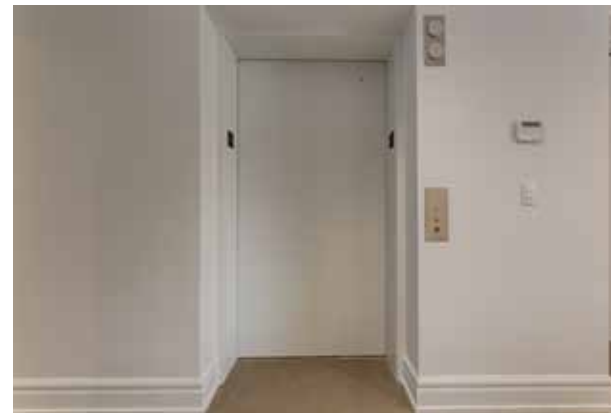






## YOU HAVE ARRIVED

The concierge warmly welcomes you and your guests at the grand entrance, setting the tone for an unparalleled living experience. As you make your way through the exquisite hallway, your private elevator awaits, whisking you directly into your fully renovated, designer-curated suite. Masterfully envisioned by Paul Lavoie, this exceptional residence boasts two expansive wings—one dedicated to the art of culinary excellence and the other to refined relaxation.





## MODERN DESIGNER KITCHEN

Step into a culinary oasis that flawlessly merges functionality with refined contemporary style. At the heart of this space is a striking 2.5-inch book-matched granite island crafted from rare Copacabana stone imported from Brazil, perfectly complemented by a matching backsplash.

Equipped with top-of-the-line appliances, the kitchen features a *Wolf* gas cooktop, *Wolf* oven, *Wolf* built-in microwave, *Wolf* warming drawer, and an integrated *Sub-Zero* fridge/freezer. An *Asko* dishwasher and *Riobel* sink add both convenience and elegance. A built-in pantry and a concealed mini kitchen provide seamless storage while maintaining a clean, minimalist aesthetic.













## FINE DINING AT HOME

The dining room, anchored by a cozy fireplace and wall-mounted television, is designed to host and impress. A structural chandelier adds architectural interest and a contemporary edge, while cobalt blue velvet chairs surround a custom rift-cut oak table with a steel base, hand-crafted by a local Calgary artisan.

Sophisticated French lacquered cabinetry with bronze detailing, black granite surfaces, and eucalyptus wood accents underscore the room's elevated design. Custom metallic silver mesh draperies add a touch of glamour and softness, seamlessly blending modern aesthetics with timeless charm.



## ELEGANT LIVING ROOM

The living room space is inspired by luxury Mexican interior design, layered with luxurious details including plush blue velvet sofas, a coral-toned ocean inspired upholstered bench, and a showstopping “hard-surface” centered square ottoman custom designed with soft edges. Flooring is finished in polished porcelain tile, offering both durability and elegance.





Hermes-orange ergonomic motion chairs and floor-to-ceiling windows enhance the space, while the “statuario” marble-styled fireplace anchors the room in grandeur.







## PRIMARY SUITE

A serene retreat, the expansive primary suite is enveloped in warm neutral tones that evoke an immediate sense of calm. Anchored by a king-sized bed, this space is thoughtfully designed for both rest and relaxation. Custom blackout drapes in a textured linen finish enhance sleep quality while maintaining a refined aesthetic. A private south-facing balcony invites gentle morning light, offering a secluded space to unwind. Bespoke lighting throughout the suite creates an inviting atmosphere from dawn to dusk.





## DRESSING TABLE

Integrated seamlessly into the suite, the built-in vanity and custom-lit jewelry corner provide a private moment of indulgence. Framed by elegant cabinetry and tailored lighting, the vanity offers a dedicated space for daily rituals. This personalized corner speaks to both functionality and finesse, blending beauty and organization with effortless sophistication.







## LUXURIOUS ENSUITE

A sanctuary unto itself, the ensuite bath is finished with polished chrome fixtures and Taj Mahal quartzite. Indulge in the freestanding Oceania tub, relax under the dual rain showers, and appreciate the flawless flow between dual separate bathrooms. The 6-piece ensuite also features Axent C Plus 2.0 toilet, Graff fixtures, motion-sensor under-cabinet lighting, glass-embedded chrome wall sconces, architectural wallpaper, and a mirrored vanity framed with elegant illumination.







## SECOND BEDROOM

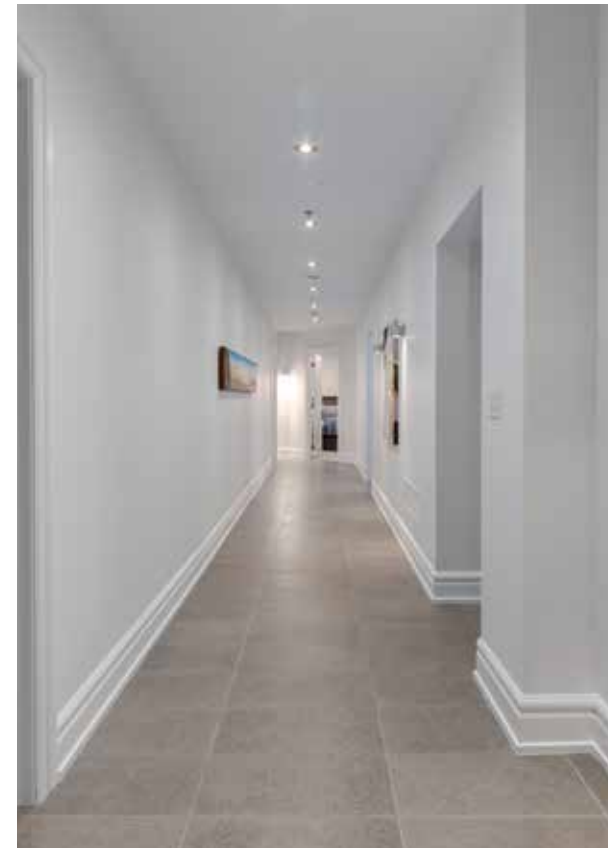
The second bedroom is equally impressive, ideal for guests or family. Designed in rich brown and soft blue tones, the room offers both comfort and sophistication. It features its own ensuite adorned with quartzite countertops, a spacious walk-in closet, and bespoke storage solutions.





## AUXILIARY SPACES

Double private doors reveal a tranquil den, complete with bespoke built-ins and serene park views, making it the ultimate work-from-home sanctuary. The grand hallway, gallery-like in proportion and flow, offers the perfect canvas for an art collection. The guest powder room showcases a 3" black granite countertop, beautiful designer wallpaper and bamboo styled cabinetry.





*Spacious dual dressing room closets,  
designed for two dreamy closet spaces...*



*Large dedicated laundry room...*



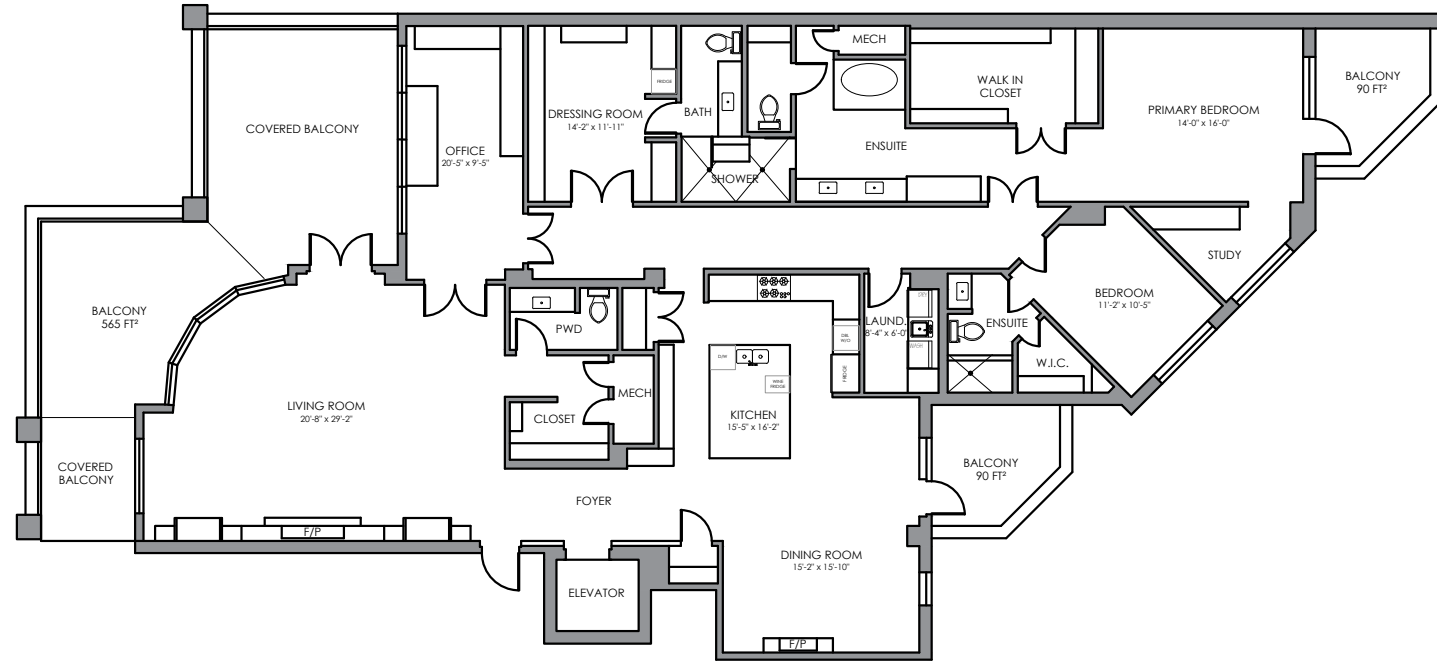


## OUTDOOR LIVING SPACE

Beyond the windows, an expansive terrace—complete with an outdoor heater—overlooks the river and Prince's Island Park, creating an exceptional indoor-outdoor living experience.







*Floor Space:* 3,106.48 square feet

*Balcony Space:* 745 square feet

E&O INSURED

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## ADDITIONAL FEATURES

### Residents enjoy a variety of thoughtfully curated amenities, including:

- Fitness Centre
- Party/Meeting Room
- Guest Suite
- Yoga & Wellness Room
- Car Wash Bay
- Private Parkade

To reserve any amenities, please contact the **concierge** via email with your requested date and time.

### Parking and Transportation

- Each unit is assigned specific parking stalls within the underground parkade.
- Visitor parking is available in the courtyard.

### Security and Access Control

- A **24/7 concierge team** is on-site to assist residents and monitor guest access.
- Visitors must **check in at the front desk**, and their arrival will be confirmed by phone before access is granted.
- Security cameras and key-fob entry systems are in place throughout the complex to ensure your safety.













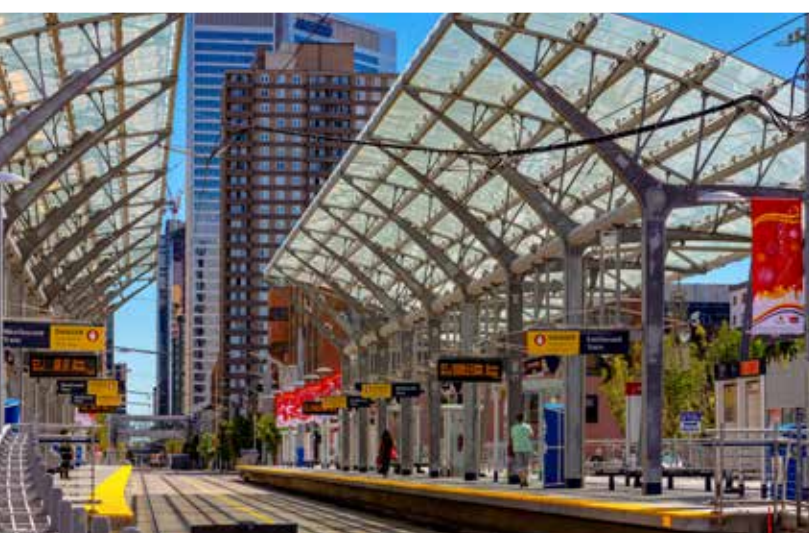
## THE COMMUNITY OF EAU CLAIRE

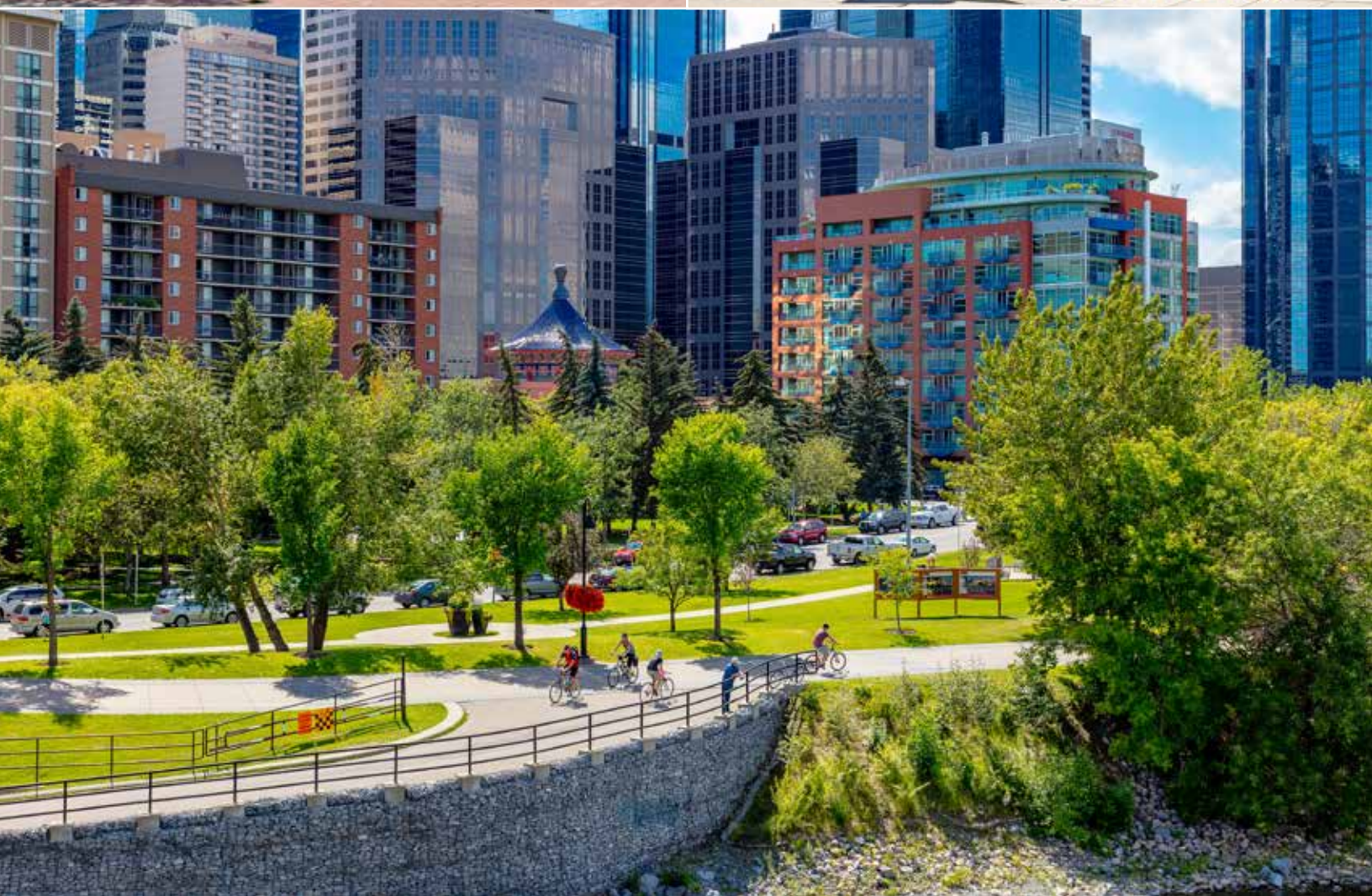
The community of Eau Claire takes its name from the Eau Claire Lumber Company, which was established by Isaac Kendall Kerr in 1886 and managed by Peter Prince. Mr. Kerr came to Calgary to build a sawmill for lumbermen interested in developing timber resources in the Bow Valley. He created his mill at what is now 3rd Street and 1st Avenue S.W., opposite Prince's Island, which was named after Mr. Prince. A mix of riverside condominiums, shopping, restaurants, hotels, a large public plaza and urban parkland make Eau Claire one of Calgary's most popular areas. Contained within Eau Claire is the city's Festival District.





The area fronts the Bow River and sits immediately North of 3rd Avenue South. North of Eau Claire is Prince's Island Park, a large urban park on an island in the Bow River and the site of many summer festivals, including the Calgary Folk Music Festival, Carifest, Shakespeare in the Park and various busking happenings. Within Eau Claire is Eau Claire Market and a variety of pubs and restaurants. It is also located on the city's large network of pedestrian pathways and trails, along the Bow River pathway. It sits immediately south of the Bow River.







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