

\$524,900 - 307, 660 Eau Claire Avenue Sw, Calgary

MLS® #A2066319

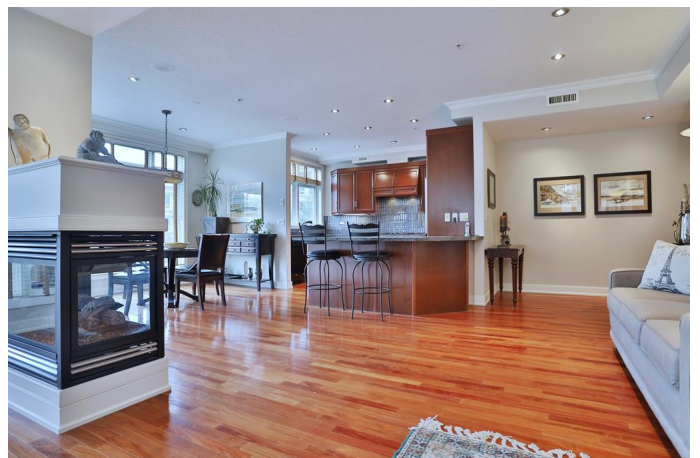
\$524,900

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Have you been dreaming of living in the exclusive downtown community of Eau Claire with Prince's Island Park & the Bow River Pathway system right at your doorstep? Then you won't want to miss out on this sensational opportunity in this stunning 2 bedroom home here in the upscale PRINCETON WATERFRONT CITESCAPE condo project. This beautifully appointed 3rd floor corner unit enjoys rich engineered hardwood floors & high ceilings, stylish custom kitchen with granite countertops, titled underground parking & covered balcony to enjoy the fresh open air. You'll simply love the open concept design of this sunlit home with its expanse of windows, wonderful living room with 3-sided gas fireplace & built-in cabinets, dining room with access to the balcony & gorgeous kitchen with undercabinet lighting, glass backsplash & upgraded appliances including gas cooktop, new (2021) 4-door Whirlpool fridge & built-in convection oven & microwave. Both of the bedrooms have great closet space & the ensuite in the owners' suite has double vanities & glass walk-in shower. The 2nd bedroom also makes a great home office with a built-in desk. Convenient insuite laundry with new (2020) stacking Miele washer & dryer. Infloor heating & central air, built-in ceiling speakers & vacuflo system, granite counters & tile floors in both bathrooms, natural gas line for your BBQ on the balcony & in the underground parkade is your titled parking stall & 3 side-by-side (& connected) titled storage



lockers. Residents also have access to underground bike storage & car wash bay. Unbeatable location on the banks of the Bow River, walking distance & only minutes to the Peace Bridge & River Cafe, trendy restaurants & downtown hotspots, Chinatown, Kensington & the downtown core!

Built in 2002

Essential Information

MLS® #	A2066319
Price	\$524,900
Sold Price	\$497,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,280
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 660 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 5K3

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage
Appliances	Convection Oven, Dishwasher, Dryer, Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Natural Gas
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Three-Sided
# of Stories	4
Basement	None

Exterior

Exterior Features	Garden
Roof	Membrane
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2023
Date Sold	October 25th, 2023
Days on Market	100
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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. Used under license.