

\$557,000 - 701e, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2080599

\$557,000

2 Bedroom, 2.00 Bathroom, 1,601 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

2 bedroom, 2 bathroom, 2 underground parking stalls (tandem) are part of this 1600 sqft condo located in the heart of Eau Claire. This unit has been tastefully updated without removing walls but has not undergone a major floorplan change renovation like many other units in the building.

Equipped with 2 bedrooms, the primary bedroom is large enough for a king bed, night stands, a dresser and chair. A walk in closet adjoins the primary bedroom as does the 6 piece bathroom, with walk-in shower with 4 shower heads, two hand held and two rain shower heads. The second bathroom is located beside the renovated second bathroom with tub shower combo. The large living room dining room space has its primary focal point as the fireplace, flanked by large windows and views of the trees and river pathway. There is a private covered outdoor balcony for you grilling pleasure.

The kitchen has been updated and includes a cook top, oven, microwave and fridge / freezer. The laundry room is conveniently located off of the kitchen.

At Eau Claire Estates residents have access to many great amenities, including 24 hour security, concierge desk, a pool, hot tub, fitness/health area, putting green, BBQ areas underground parking and a residents private carwash bay. All located on the Bow River



pathway system, in the heart of Eau Claire and steps from Princeâ€™s Island Park.

This exceptionally managed building has full-time on site management looking after every detail of building operations and addressing residents and comfort.

Built in 1983

Essential Information

MLS® #	A2080599
Price	\$557,000
Sold Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,601
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	701e, 500 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P3R8

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Indoor Pool, Parking, Secured Parking, Trash
Parking Spaces	2
Parking	Parkade

Interior

Interior Features	Closet Organizers, Recessed Lighting
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	11

Exterior

Exterior Features	Courtyard
Construction	Concrete, Mixed

Additional Information

Date Listed	September 14th, 2023
Date Sold	December 2nd, 2023
Days on Market	79
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	SATHER REAL ESTATE PRO BROKERS LTD.
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