

# \$698,000 - 201k, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2083401

**\$698,000**

2 Bedroom, 2.00 Bathroom, 1,750 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Fantastic single-level residence in Eau Claire Estates—one of the most desirable buildings in the area. Prime location nestled along the banks of the Bow River, Prince's Island and close to all the amenities of the downtown core. The K tower is conveniently located close to the front entry and Concierge desk. The suite offers generous size and a great layout. It is one of the few units to have both a balcony and a large terrace overlooking the central courtyard that features lush plantings and a water feature in the summer months. A high quality and professional renovation of the entire suite was completed several years ago. Hardwood floors run throughout the generous and open plan principal rooms. Features include a fireplace, an office station with built-in desk and storage and a balcony. Large chef's kitchen is open to the dining room and features ample custom cabinetry including lots of pantry space, top appliances, and a large island with overhang for stools. A walk-in butler's pantry has additional storage and bar fridge for entertaining. The tranquil primary suite has sliding doors out to the west exposure terrace, beautiful window coverings, a walk-in closet with organizers and a renovated 4-piece ensuite with double sinks and steam shower with multiple heads and bench. The den-second bedroom has a door out to the terrace and is next to a renovated 4 piece bath. Separate renovated laundry room. Additional features include in-suite garbage chute and 2 parking stalls (in tandem) in the



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heated parkade. Features of the building include: concierge, fitness facilities, party room, visitor parking, car wash and on-site management. Welcome home!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2083401    |
| Price          | \$698,000   |
| Sold Price     | \$710,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,750       |
| Acres          | 0.00        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 201k, 500 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 3R8                        |

**Amenities**

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                                               |
| Parking        | Heated Garage, Parkade, Stall, Tandem, Underground                                                                                              |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No |
|-------------------|-------------------------------------------------------------------------|

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
|                 | Animal Home, No Smoking                                         |
|                 | Counters, Steam Room, Stor                                      |
| Appliances      | Bar Fridge, Built-In Refrigerator, Microwave, Oven-Built-In, Wa |
| Heating         | Baseboard, Boiler, Hot Water                                    |
| Cooling         | Central Air                                                     |
| Fireplace       | Yes                                                             |
| # of Fireplaces | 1                                                               |
| Fireplaces      | Gas                                                             |
| # of Stories    | 5                                                               |



## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Courtyard       |
| Roof              | See Remarks     |
| Construction      | Brick, Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2023 |
| Date Sold      | November 6th, 2023 |
| Days on Market | 6                  |
| Zoning         | DC (pre 1P2007)    |
| HOA Fees       | 0.00               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | CENTURY 21 BAMBER REALTY LTD. |
|----------------|-------------------------------|

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