

\$698,000 - 7201, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2089889

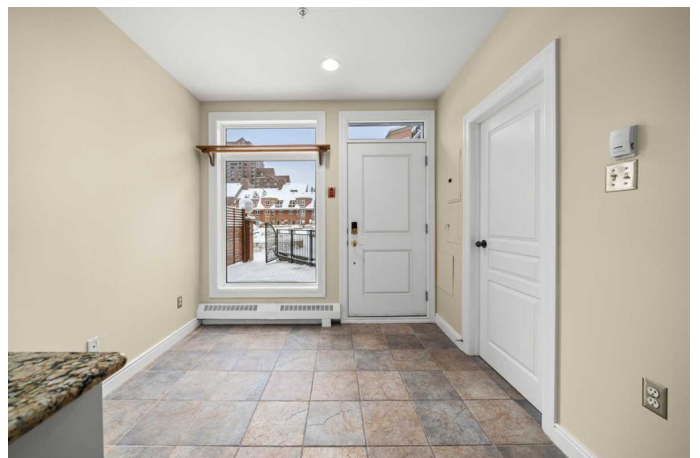
\$698,000

2 Bedroom, 3.00 Bathroom, 1,902 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

A wonderful townhouse in the heart of the Eau Claire district, in a gated community that is both exclusive and secure. As part of the Prince's Island Estates, a desirable executive Downtown condominium complex, it occupies a prime location along the banks of the Bow River, adjacent to the Eau Claire Plaza, which is being transformed into a "vibrant world class attraction for social and cultural gatherings". It is surrounded by all desirable amenities. The current owners grew their family here and their children attended local schools across the Bow River in Sunnyside, West Hillhurst and for seniors at the prestigious Western Canada High. Prince's Island Estates (PIE) offers an exciting community lifestyle and a safe haven that is within walking distance of downtown offices via the nearby +15 walkway. Also close by is Eau Claire Market, Chinatown, the Chinese Cultural Centre, Shops, Restaurants, Theatres, Hotels and more. The upgraded Bow River Pathway provides access to the green areas of Prince's Island Park and beyond, and soon the new LRT (Green Line) will be accessible. Feel free to Google what the community of Eau Claire is offering as a lifestyle on the City of Calgary website. This large townhouse comes with two titled parking stalls in a heated underground parkade with plenty of visitor parking. You can enter this townhouse directly from the parkade into a convenient mud room. From there you go upstairs to the main floor area. You can also enter this unit from the lovely, circular



gardened courtyard through your west facing patio, perfect for outdoor dining on warm summer evenings. Features of note are the beautiful durable Indonesian "Merbau" hardwood floors, gorgeous granite counters, ceramic and slate tiling, stainless steel appliances and gas fireplace. The spacious master bedroom has a feature, built-in, walk-in California closet and ensuite bathroom with extra- large walk-in shower and double sinks. There is a sunny west facing balcony from the loft area on the top floor that is ideal for those folks who wish to have a home office. There is an onsite building manager and friendly Board of Directors available to guide you in this self-managed property. Enjoy the lifestyle of being Downtown Calgary in a comfortable living space. This is a must see to appreciate all the value that is here! All utilities are included in condo fees. Call your favorite Realtor to view! Location, Location, Location!

Built in 1995

Essential Information

MLS® #	A2089889
Price	\$698,000
Sold Price	\$687,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,902
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	7201, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

Amenities

Amenities	Elevator(s), Other, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, See Remarks

Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Many Trees, Private, See Remarks
Roof	Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	March 21st, 2024
Days on Market	146

Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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