

\$675,000 - 2204, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2104764

\$675,000

2 Bedroom, 3.00 Bathroom, 1,894 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Nestled in the prestigious Princeâ€™s Island Estates, this 3-story townhome presents a rare blend of downtown luxury and private retreat living, right in the bustling heart of Eau Claire.

This 1,894 square foot home, with its 2 bedrooms and 2.5 bathrooms, exudes classic charm, inviting you to envision its untapped potential. While it lovingly awaits a modern touch, its competitive pricing reflects an opportunity for customization, allowing you to tailor it to your exact taste and needs. Direct access from the parkade to the unit not only ensures convenience but also offers a unique feature in city living.

Beyond the doors of this well-maintained home lies a lifestyle of unparalleled convenience and luxury. From the ease of maintenance and security provided by on-site management to the inclusive condo fees covering both heat and electricity, every detail has been thoughtfully considered. The townhome is a stone's throw from the tranquil Bow River biking and walking paths, offering a peaceful escape from the urban hustle. Its proximity to Princeâ€™s Island, River CafÃ©, and the vibrant new community plan underscores its investment appeal. Featuring heated underground parking with a private entrance, additional storage, and even an underground car wash, this home is a true urban oasis. The full loft, with potential for a stunning third-floor primary retreat complete with its own balcony, offers flexible space for an office or guest suite. With hardwood floors, new carpet, and



tiles, this residence is ready to become the backdrop to your downtown lifestyle, walking distance from fine dining, entertainment, and shopping. Welcome to a life of hidden luxury and convenience in Eau Claire, a true hidden gem awaiting your personal touch. This complex does not have rental restrictions.

Built in 1995

Essential Information

MLS® #	A2104764
Price	\$675,000
Sold Price	\$650,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2204, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

Amenities

Amenities	Car Wash, Parking, Picnic Area, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Is Waterfront Yes

Interior

Interior Features Breakfast Bar, No Animal Ho
Appliances Built-In Oven, Dishwasher,
Washer/Dryer Stacked, Wind
Heating Baseboard
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
of Stories 3
Has Basement Yes
Basement Separate/Exterior Entry, Part

Exterior

Exterior Features Courtyard
Lot Description Creek/River/Stream/Pond, W
Roof Asphalt Shingle
Construction Brick, Concrete, Wood Frame
Foundation Poured Concrete



Additional Information

Date Listed February 1st, 2024
Date Sold April 26th, 2024
Days on Market 85
Zoning DC (pre 1P2007)
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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