

\$1,095,000 - 1600d, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2114816

\$1,095,000

4 Bedroom, 3.00 Bathroom, 3,528 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Opportunity Knocks! Encompassing the ENTIRE 16th floor, with 360-degree gorgeous views of the spectacular Rocky Mountains, city parks, river valley and urban landscape this rare suite presents an unparalleled opportunity for your dream visionary renovation. This expansive residence in Eau Claire Estates, with over 3500 SF, offers a superb canvas for those seeking to craft and design a living space tailored to their tastes and desires. With panoramic views stretching across the city skyline, every room within this residence is bathed in natural light, creating an atmosphere of tranquility and sophistication. While the property requires a full renovation, its prime location and exceptional potential promise a lifestyle of unparalleled refinement and elegance, making it an ideal investment for discerning buyers with a flair for design and a passion for luxury living. Currently the suite offers 4 bedrooms, 2 ½ baths, an east facing balcony overlooking the courtyard, a huge living and dining area, spacious kitchen with nook and THREE titled parking stalls. Eau Claire Estates offers luxury lifestyle condo living you've been dreaming of - prepare to be swept off your feet! Showcasing THE BEST, unparalleled amenities and conveniences - on-site management, 24 hr concierge service, on-site newly renovated health club with indoor swimming pool, hot tub, exercise rm & change rooms, putting green, car wash bay in the parkade, bike storage, south side sun deck with canopy adjacent to



the owners lounge with full kitchen, raised garden spaces you can book, BBQ's and picnic tables, gorgeous central courtyard & of course a premier location in beautiful Eau Claire - so much to enjoy everyday! Steps to the Bow River pathway & 1 block to the +15 downtown walkway network, a short walk to the Peace Bridge and across the river to Kensington shops, restaurants & boutiques. Call to view today!

Built in 1983

Essential Information

MLS® #	A2114816
Price	\$1,095,000
Sold Price	\$1,075,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,528
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1600d, 500 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3R8

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Indoor Pool, Park, Party Room, Secured Parking, Spa/Hot Tub
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Parking Spaces	3
Parking	Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Master Bedroom, Wood Burning
# of Stories	19

Exterior

Exterior Features	Balcony, Courtyard, Garden
Roof	See Remarks
Construction	Brick, Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 31st, 2024
Days on Market	17
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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