

\$630,000 - 502d, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2118511

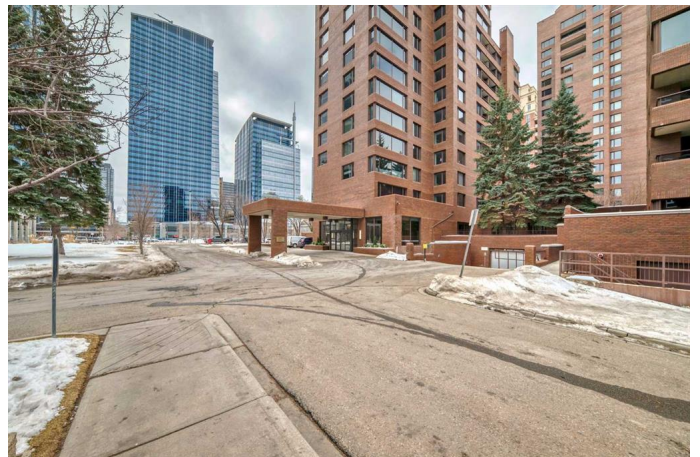
\$630,000

2 Bedroom, 2.00 Bathroom, 1,778 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Act Fast! Terrific Value! Best of the Best
Luxurious living experience offered in Eau Claire Estates. Turn Key, Newly renovated CORNER 2 Bedroom 2 Baths (both updated) unit with panoramic views to the East and South. Showcasing 1778 sq ft of space, new wide plank LVP flooring, flat ceilings, designer lighting, freshly painted white interior with black painted window sills. The living and dining areas seamlessly blend together basking in natural sunlight that floods the space. Separated from the main living area, the newly renovated kitchen is huge for a condo and exudes elegance, with quartz countertops, high gloss white cabinetry, new refrigerator, dishwasher, hood fan, washer & dryer. There is ample storage for all your culinary needs. Retreat to your primary bedroom, where an ultra-lush ensuite bath awaits, complemented with a fantastic walk-in closet. Second bedroom is just as magnificent with a large closet and ample space for a king-sized bed. Insuite laundry, private garbage chute, two underground tandem parking stalls, and a separate storage locker completes the space. Condo fees include heat, water, sewer, and electricity, ensuring worry-free living. Eau Claire Estates is synonymous with luxury, offering round-the-clock concierge and doorman services for unparalleled security and privacy. Indulge in a plethora of amenities including an



indoor pool, hot tub, fitness center, outdoor golf/putting green, outdoor courtyard, community garden, recreation room, and even a car wash bay. The allure of downtown living beckons with an array of dining options, shopping boutiques, and the nearby Stephen Avenue Mall. Located steps from the Bow River pathway and the downtown +15 walkway network, convenience is at your doorstep. Cross the Peace Bridge to discover Kensington's charming shops and boutiques, completing the perfect urban lifestyle. Prepare to be swept off your feet by the incomparable luxury and convenience of Eau Claire Estates â€” where every day is a celebration of refined living.

Built in 1981

Essential Information

MLS® #	A2118511
Price	\$630,000
Sold Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,778
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	502d, 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, Parking, Recreation Room, Secured Parking, Snow Removal, Spa/Hot Tub, Storage, Trash

Parking Spaces 2

Parking Heated Garage, Parkade, Secured, Tandem, Titled, Underground

Interior

Interior Features See Remarks

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer

Heating Baseboard

Cooling Central Air

of Stories 20

Exterior

Exterior Features Courtyard

Construction Brick, Concrete

Additional Information

Date Listed March 28th, 2024

Date Sold May 8th, 2024

Days on Market 41

Zoning DC (pre 1P2007)

HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.