

# \$574,000 - 102, 660 Eau Claire Avenue Sw, Calgary

MLS® #A2129559

**\$574,000**

1 Bedroom, 2.00 Bathroom, 1,358 sqft

Residential on 0.00 Acres

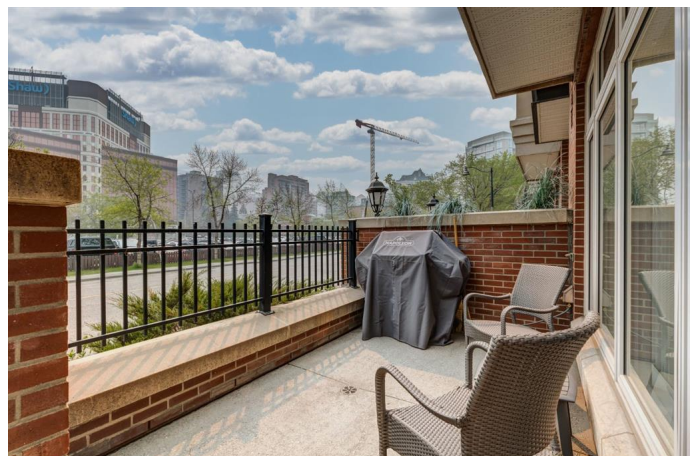
Eau Claire, Calgary, Alberta

Discover unparalleled urban living in this exquisite executive condo situated in the prestigious Eau Claire district, directly adjacent to Princes Island Park.

Enter through the private patio, where you'll be captivated by stunning downtown views. Inside, the space is bathed in natural light, thanks to a wall of windows that illuminate the open, airy layout. Recently renovated to the highest standards, the property features a brand-new white and bright kitchen - complete with a Subzero fridge, gas range, granite counters, custom built-in cupboard inserts, and task lighting, making meal preparation a delight.

The condo boasts a host of luxurious details, including Hunter Douglas remote-controlled drapes, exotic hardwood floors, a double-sided fireplace, and high ceilings. The spacious living and dining areas are thoughtfully designed for both comfort and elegance. A discreetly located 2-piece bathroom and a full-height storage area with shelving under the stairs complete the main floor.

Upstairs, you'll find a massive bedroom with an adjacent sitting area that opens to a deck, perfect for enjoying the downtown skyline. The luxurious ensuite bath is accessible from both the bedroom and the cozy den (easily converted to a second bedroom). Conveniently, laundry facilities are



located in a closet on this level.

This property includes two titled, side-by-side underground parking spaces and a titled storage locker. Additional amenities include a car wash bay, concierge service, and guest parking. The condo allows for both residential use or as an office, which has been its primary use for many years. More of a townhome than a condo, the property's layout allows it to stand apart from its competition.

With countless notable features and just steps from the vibrant downtown core, you'll enjoy an eclectic mix of entertainment, dining, and outdoor activities that this impressive condo has to offer!

Built in 2002

**Essential Information**

|                |                  |
|----------------|------------------|
| MLS® #         | A2129559         |
| Price          | \$574,000        |
| Sold Price     | \$550,000        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 1,358            |
| Acres          | 0.00             |
| Year Built     | 2002             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Sold             |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 102, 660 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                    |
| City        | Calgary                       |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2P 5K3 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Secured Parking    |
| Parking Spaces | 2                                                          |
| Parking        | Parkade, Secured, Side By Side, Stall, Titled, Underground |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Storage |
| Appliances        | Central Air Conditioner, Dishwasher, Disposal, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                                |
| Heating           | In Floor, Natural Gas                                                                                                                                                                                                               |
| Cooling           | Central Air, Full                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                    |
| # of Stories      | 3                                                                                                                                                                                                                                   |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard |
| Roof              | Tar/Gravel                                   |
| Construction      | Brick, Concrete                              |

### Additional Information

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

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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