

\$2,100,000 - 8802, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2130086

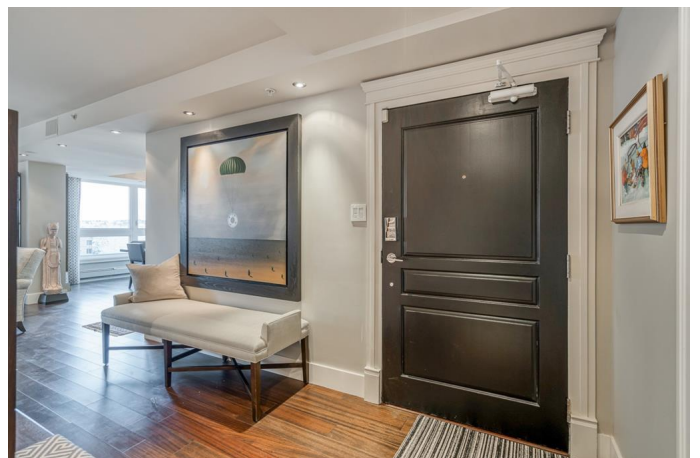
\$2,100,000

2 Bedroom, 3.00 Bathroom, 2,639 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Fully renovated & Move-in Ready! This two-level penthouse is perched on the very top of the prestigious Princeâ€™s Island Estates building. Modernly designed to be both warm and welcoming with over 2635 sq. ft. of living space all perfectly situated to take advantage of the breathtaking panoramic views from every room. Relaxation awaits in the first living space in front of the warm fireplace and grand bayed windows. The dining room is encased in windows offering an elegant backdrop to all of your events with a gorgeous ceiling, stylish designer lighting and built-in bar. The gourmet kitchen invites culinary adventures with massive breakfast bar island, built-in high-end appliances, gas stove and butlerâ€™s pantry through a sliding glass door with additional storage and wine fridge. The open family room just off the kitchen offers another sleek fireplace with hidden built-in storage behind the mirrors. French doors guide you to the first of several oversized patios with jaw-dropping river views, perfect for morning coffees, evening sunsets or drinks with friends. The main floor also has a tucked away den, guest bedroom with large closet and 2 bathrooms all styled in the same high-end finish as the rest of the home. A gorgeous rod-iron railed staircase with clever built-ins leads to the opulent primary retreat. No detail or expense was spared in the renovating of this exquisite space. Vaulted beamed ceilings, bayed sitting area with fireplace, spectacular views, walk-in closet, luxurious ensuite and multiple roof top



patios will have you feeling spoiled daily. The spa-inspired ensuite boasts dual sinks, built-in vanity, soaker tub and separate shower. The wrap around rooftop terrace has unsurpassable views and an abundance of space to take in the river views. Laundry is also conveniently located on the upper level. This suite offers 2 heated underground parking stalls, a car wash and storage locker adding to your comfort. Simply a well thought out condo that seamlessly combines style with function in a fantastic building and an unbeatable location that is an outdoor lover's dream - walk or bike downtown, stroll along the river or visit the many diverse shops, cafes and award-winning restaurants that this vibrant community has to offer.

Built in 1995

Essential Information

MLS® #	A2130086
Price	\$2,100,000
Sold Price	\$2,025,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,639
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	8802, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2P 4X2

Amenities

Amenities	Car Wash, Secured Parking, Snow Removal, Storage
Parking Spaces	3
Parking	Heated Garage, Parkade, Stall, Titled, Underground
Is Waterfront	Yes
Waterfront	River Access, Waterfront

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Living Room, Master Bedroom
# of Stories	8
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Landscaped, Many Trees, Street Lighting, Views, Waterfront
Roof	Tar/Gravel
Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	July 23rd, 2024
Days on Market	53
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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