

# \$875,000 - 3301, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2156627

**\$875,000**

2 Bedroom, 2.00 Bathroom, 1,609 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Prepare to indulge yourself with this prime NW facing RIVER FRONT condo in prestigious Princeâ€™s Island Estates. Overlooking the Eau Claire pathway, mature trees, Bow River and Calgaryâ€™s urban island park oasis Princeâ€™s Island, this unbeatable location is a true gem waiting to be discovered. Featuring an intimate courtyard with secure gated access, you are welcomed home to your peaceful retreat from the hustle and bustle of the city. From the parkade, elevator access is direct to your own private lobby (no other suites on the floor) â€“ wonderful privacy! Inside youâ€™re bathed in natural light from ample large windows overlooking the sweeping scenery of the area. The main living areas include generous room sizes for easy entertaining and relaxing. The gorgeous kitchen offers granite counter tops and high end Miele Appliances including a built-in Miele coffee maker â€“ perfect to enjoy a morning coffee on the balcony. Cozy up to the fireplace with feature stone wall in the living room, host dinners with family and friends in the spacious dining room or enjoy a glass of wine at the raised kitchen bar at the end of the day. Lovely new engineered wood floors are throughout. Donâ€™t forget the NW facing covered balcony overlooking the trees and river â€“ what a spot to call your own! The huge primary bedroom features a 5 pc ensuite bath with separate soaking tub & shower and a walk-in closet, 2nd bedroom is perfect for a guest bedroom or home office. Insuite laundry and



TWO titled parking stalls complete the suite. This lifestyle location is an outdoor enthusiast's dream! Walk or bike to the city centre or along the kilometers of Calgary's pathway system or just stroll along the river and take in the view. Discover the many shops, cafes and restaurants in the area and across the Peace Bridge in Kensington. It's a short walk to the downtown Plus 15 system. The complex offers lots of indoor guest/visitor parking and a car wash bay for owners. Cats and dogs allowed, dogs up to 15kg in size. Don't miss out - call to view this suite today!

Built in 1995

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2156627       |
| Price          | \$875,000      |
| Sold Price     | \$910,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,609          |
| Acres          | 0.00           |
| Year Built     | 1995           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 3301, 400 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 4X2                        |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Parking, Secured Parking, Visitor Parking |
| Parking Spaces | 2                                                                |
| Parking        | Enclosed, Heated Garage, Parkade, Secured, Titled, Underground   |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Range Hood, Refrigerator, Washer, Window Coverings                           |
| Heating           | Baseboard                                                                                                                        |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Electric, Living Room, Mantle, Raised Hearth, Stone                                                                              |
| # of Stories      | 5                                                                                                                                |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Brick, Concrete    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 9th, 2024  |
| Date Sold      | August 19th, 2024 |
| Days on Market | 10                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 0.00              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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