

\$769,900 - 1704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2164704

\$769,900

2 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

****Check out the VIDEO TOUR!!**** An EXTRAORDINARY opportunity to own a completely reimagined MASTERPIECE in the prestigious Princeâ€™s Island Estates, a premier address nestled in the heart of Eau Claireâ€™ Calgaryâ€™s most sought-after downtown neighborhood. This LUXURIOUS residence, fully transformed, seamlessly marries modern ELEGANCE with an expansive outdoor private terrace, offering a RARE chance to indulge in al fresco living amidst a condominium setting. With 1,162 sq. ft. of OPULENT living space, this executive 2-bedroom, 2-bathroom residence exudes contemporary refinement and comes equipped with LUXURY VINYL PLANK floors, custom automatic blinds and air conditioning for year-round comfort. The chef-inspired designer CUSTOM KITCHEN is a culinary dream, boasting a massive center island, exquisite quartz countertops, custom white shaker cabinetry, a deep farm sink, paneled high-end appliances including a wine fridge, an induction range, and color-changing LED under-cabinet lightingâ€™PERFECT for both everyday enjoyment and entertaining. Retreat to the tranquil primary bedroom, where you'll find a spacious walk-in closet and a lavish 4-piece ensuite, featuring a gorgeous vanity sink and modern dual faucets, an oversized glass-enclosed shower and designer fixtures that evoke a spa-like AMBIANCE. Next to the main living area lies the entrance to the second bedroom, a versatile space offering



endless possibilities. Whether utilized as a home office/gym or transformed into a welcoming guest retreat for visiting loved ones, this room embodies the essence of modern flexibility and convenience. The main bathroom in this residence has been fully renovated and outfitted with the finest material finishes, the space boasts polished quartz countertops, sleek custom cabinetry, and floor-to-ceiling designer tiles. The centerpiece is a deep soaking tub, perfect for unwinding after a long day, complemented by a rainfall showerhead for a TRULY indulgent experience. Unwind on the MASSIVE terrace or through your large panoramic windows, where breathtaking views of the Downtown skyline and Princeâ€™s Island Park unfold before you. Steps away are the FINEST amenities, from park pathways, top-tier restaurants, and entertainment venues, Plus 15s, and annual cultural festivals. This STUNNING residence, with over \$200K in meticulous renovations, is located within the secure, gated confines of Princeâ€™s Island Estatesâ€™an EXECUTIVE luxury condominium complex featuring a serene courtyard. The building offers ample underground visitor parking, a car wash, bicycle storage, an onsite manager, and some of the LOWEST condo fees per square foot in the areaâ€™which includes ALL UTILITIES. Your new home includes TWO titled, heated underground parking spaces and an additional assigned storage unit. Notably, the unit is one of the few in the complex with its own air conditioning, ensuring ULTIMATE comfort throughout the year. INDULGE in a lifestyle of UNPARALLELED LUXURYâ€™schedule your PRIVATE TOUR TODAY!!

Built in 1995

Essential Information

MLS® #	A2164704
Price	\$769,900
Sold Price	\$755,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1704, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

Amenities

Amenities	Elevator(s), Park, Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Car Wash, Storage
Parking Spaces	2
Parking	Heated Garage, Underground, Parkade, Titled

Interior

Interior Features	Breakfast Bar, Chandelier, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings, Wine Refrigerator
Heating	Baseboard
Cooling	Wall Unit(s)
# of Stories	9

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 28th, 2024
Days on Market	16
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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