

# \$598,900 - 202c, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2164829

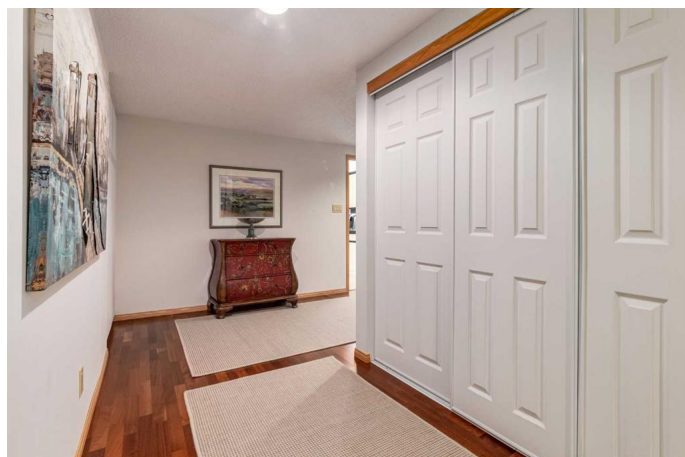
**\$598,900**

2 Bedroom, 2.00 Bathroom, 1,745 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Amazing space and exceptional value is yours to enjoy at Eau Claire Estates! At nearly 1750 SF, this 2 bdrm, 2 full bath suite, with a full unit length courtyard patio, is sure to impress. Fall in love with the gracious floor plan, offering engineered wood floors throughout and full air conditioning, a large entrance, huge living room/dining room with upgraded gas fireplace, bright south exposure windows overlooking the treed street and urban skyline views. The spacious eat-in kitchen showcases a centre island, white cabinets for a clean, contemporary look & newer appliances, including newer stainless steel Subzero fridge, cook top range & wall oven. Primary bdrm with walk in closet easily accommodates king-sized furniture, ensuite offers a large-walk in shower, plus there is a spacious balcony located off the bedroom, overlooking the beautifully manicured courtyard. The 2nd bdrm (also with access to the large balcony) offers custom built-in shelves/organizers for a flexible space (den/office or second bedroom), 4 pc main bath and in-suite laundry room completes the floor plan. TWO titled tandem parking stalls are also included, as well as all furnishings in the suite. Eau Claire Estates offers the luxury lifestyle condo living you've been dreaming of - prepare to be swept off your feet! Showcasing THE BEST, unparalleled amenities and conveniences - on-site management, 24 hr concierge service, on-site newly renovated health club with indoor swimming pool, hot tub, exercise rm & change



rooms, putting green, car wash bay, bike storage, south side sun deck adjacent to the owners lounge with full kitchen, raised garden spaces you can book, BBQ's and picnic tables, gorgeous central courtyard & of course a premier location in beautiful Eau Claire - so much to enjoy everyday! Steps to the Bow River pathway & 1 block to the +15 downtown walkway network, a short walk to the Peace Bridge and across the river to Kensington shops, restaurants & boutiques. Call to view today!

Built in 1983

### **Essential Information**

MLS® #	A2164829
Price	\$598,900
Sold Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,745
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### **Community Information**

Address	202c, 500 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3R8

### **Amenities**

Amenities	Elevator(s), Fitness Center, Park, Parking, Party Room, Trash, Car
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	Wash, Garbage Chute, Indoor Pool, Recreation Room, Secured Parking, Spa/Hot Tub
Parking Spaces	2
Parking	Parkade, Secured, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Kitchen Island
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Raised Hearth
# of Stories	5

## Exterior

Exterior Features	Balcony, Courtyard, Garden
Roof	Metal
Construction	Brick

## Additional Information

Date Listed	September 11th, 2024
Date Sold	October 10th, 2024
Days on Market	29
Zoning	DC (pre 1P2007)
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Realty Professionals
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