

\$449,900 - 601a, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2175356

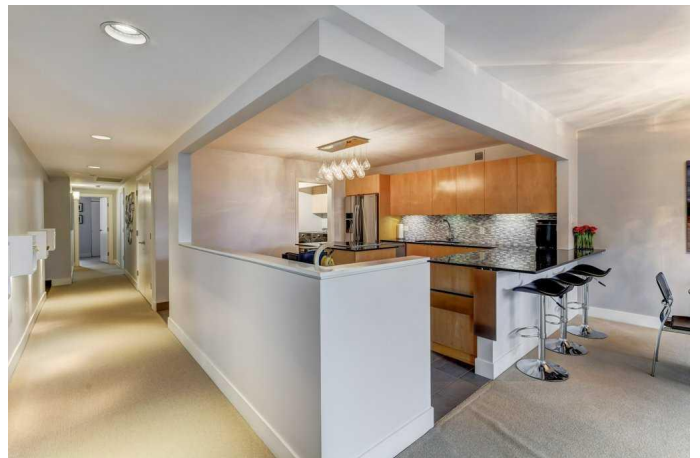
\$449,900

2 Bedroom, 2.00 Bathroom, 1,620 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to Eau Claire Estates complex in the Heart of Down Town Calgary. Everything is at your finger tips in this Building. Eau Claire Market, Summer Concerts, Princes Island Park, Bike Paths, River activities and more are steps away. The Condo Fees include everything in this Very well run complex with a Healthy Reserve Fund. Amazing Amenities included but not limited to, 24 hour Security, Car Wash Bay, Concierge, Bike Storage, Locker storage, a Party Room, Gym, Indoor Pool with Jacuzzi Spa and the list goes on... are part of the reason the Condo Fees are a little higher than your Average Complex. Your Condo fees include all Utilities and the Peace of Mind that your Safety, Comfort, and Daily needs are met. Enjoy the Open Concept floorplan with over 1600 Square Feet, 2 Bedroom, 2 Bathrooms and Insuite Laundry. You only have one Neighbor sharing the dual elevators each floor. This Unit has a Balcony overlooking the Courtyard and Northern views of the Trees aligning the River. Secured Underground Titled Parking Stall and an assigned Storage Locker are found in the Heated Parkade. The Master Bedroom has a Huge 4 Piece Ensuite with a Walk-in closet. The second bedroom has been converted to additional living space in the Primary Bedroom and can easily be converted back to a private 2nd Bedroom with the installation of a wall. Loads of cabinetry in the Kitchen with a Sit-up Bar and Center Island lined with Granite counters. A open Dining Room and Gigantic



Living Room are great for entertaining. This Condo is Bright and Airy and ready for someone else to enjoy for years to come. Call your Favorite Realtor to view today!

Built in 1981

Essential Information

MLS® #	A2175356
Price	\$449,900
Sold Price	\$446,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,620
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	601a, 500 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3R8

Amenities

Amenities	Picnic Area, Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Indoor Pool, Other, Parking, Pool, Party Room, Recreation Room, Secured Parking, Spa/Hot Tub, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Additional Parking, Covered, Off Street, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Elevator, No Smoking Home, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Stove
Heating	Natural Gas, Baseboard, Hot Water
Cooling	Central Air
# of Stories	24
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Storage
Roof	Metal
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 20th, 2024
Days on Market	27
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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