



# 400 Eau Claire Avenue Calgary Alberta

\$1,299,900

Welcome to your stunning executive one level condo in Princess Island Estates! This gorgeous home boasts almost 2100 square feet, of exquisite living space with air conditioning and 3 very spacious bedrooms, 3 bathrooms, vinyl plank flooring, neutral tones, coffered ceilings and full windows across the main floor! A bright open space with two living areas and so much space to entertain or relax. So much space that they created two living areas in it! From the moment you enter you notice the big open foyer with space to welcome guests or say a lingering goodbye. The long beautiful hallway greets you with stunning vinyl plank flooring with modern flair, a very open concept and grand living space with two thoughtfully designed living areas to entertain or enjoy with family. Shutters around all of the windows that encase the entire main floor and let in so much natural light. A timeless gas fireplace is perfect for those cozy nights in and you have not one, but 2 decks off of each side of the main floor to enjoy the outdoor space and starry nights or a firepit with family. This absolute gem has 3 bedrooms and 3 bathrooms and over 2200 square feet of living - giving you a large home feel all on one level. The kitchen has white cabinetry with stainless steel appliances, granite countertops and Electric stove with the ability to convert to gas. A large dining area off the kitchen allows for any size dining table with built in cabinetry and places for more dining-ware. The primary bedroom is a very good size and has a huge walk in closet and gorgeous 5pc spa-like ensuite with steam shower, soaker tub wand dual vanity. The 2nd bedroom is a large size as well and has the use of the 2nd 3pc bath beside with large shower, vanity and is located right beside the bedroom or for guests to use if they need as well. The third bedroom is generous and can double as an office and gue...

- Foyer 7.83 Ft x 8.83 Ft
- 2pc Bathroom 7.83 Ft x 5.50 Ft
- 3pc Bathroom 5.92 Ft x 8.50 Ft
- Bedroom 10.42 Ft x 14.25 Ft
- Other 5.92 Ft x 9.17 Ft
- 5pc Bathroom 10.08 Ft x 13.50 Ft

- Primary Bedroom 15.50 Ft x 14.25 Ft
- Living room 26.92 Ft x 31.75 Ft
- Kitchen 11.83 Ft x 9.00 Ft
- Dining room 10.83 Ft x 12.75 Ft
- Bedroom 11.75 Ft x 14.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca