



650 Eau Claire Avenue Calgary Alberta

\$1,280,000

Wonderfull downtown living in a penthouse unit located in the prestigious "Princeton Grand/Cityview". The Eau Claire community borders the Bow River and Pathway system. A gate from the courtyard takes you directly out onto the pathways! Secure and private living space is provided by this 12 unit 4 storey concrete building that says welcome home from the minute you step into the building. When you step in this luxurious home you are greeted by a spacious foyer area offering a walk-in closet and then warm hardwood flooring extending through to the other areas of the home with 10 foot high ceilings adding to the spacious feel. Note all of the furniture and paintings that set the comfortable feel, as they are included in the sale of this property (Some are Antiques). The kitchen area features bright white cabinets, Granite counters, SS appliances and a large Breakfast nook area currently set up as a small family room that leads out to a deck with glass rails to enjoy that morning coffee! The living/dinning room area says it all with a curved wall of windows providing wonderful light filled rooms that feature 12 foot ceilings, a stunning gas fireplace, ample space for entertaining and of course access to the front balcony with glass railings that runs across almost the entire front of the unit and provides a nice downtown view. The primary bedroom features a raised 12 foot ceiling and direct access to the front balcony as well! Enjoy a spacious 5 piece ensuite bath that offers a deep soaker tub, large glass tiled shower, 2 sinks in the granite counter top and leads into a large walk in closet that provides exceptional space for all the clothes! There is also a second bedroom that features 10 foot ceilings and provides double closets for your convenience. With 2 heated and titled parking spaces, 1 storage room, 2 full baths, 2 bedrooms and 2 outdoor deck spaces, thi...

Living room 16.83 Ft x 15.75 Ft
 Dining room 17.25 Ft x 10.25 Ft
 Kitchen 12.83 Ft x 11.67 Ft
 Breakfast 14.92 Ft x 9.83 Ft
 Primary Bedroom 13.50 Ft x 12.50 Ft
 Bedroom 13.00 Ft x 10.17 Ft

3pc Bathroom 8.25 Ft x 7.83 Ft
 5pc Bathroom 11.42 Ft x 9.50 Ft
 Laundry room 8.92 Ft x 6.50 Ft
 Foyer 11.50 Ft x 5.33 Ft
 Other 31.50 Ft x 8.75 Ft
 Other 11.00 Ft x 8.00 Ft

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