400 Eau Claire Avenue Calgary Alberta
$513,900

Welcome to exclusive Prince's Island Estates in the heart of Eau Claire - this renovated, ground floor Garden Bungalow executive suite with 9' ceilings offers a private use, gated & fenced patio with garden area, fronting onto large mature spruce trees. Updated with wide-plank hardwood floors, new designer lighting & gorgeous sleek kitchen with waterfall stone counter tops, stainless steel appliances and ample cabinets. The main living area is open & spacious and offers a cozy gas fireplace in the living room, plantation shutters throughout, dining area overlooking the breakfast bar. The bedroom easily accommodates a king-sized bed, walk through closet leads to 4 pc ensuite bath. There is another full bath, laundry room and rear suite access to the heated underground parkade (titled parking stall and storage locker included) - so convenient! Quality is abundant in this concrete building with onsite property manager, car wash bay, 27 indoor visitor parking stalls, gas BBQ line to your patio & gated courtyard, unit electricity included in your condo fee. The location has all you need - walkable to all that downtown has to offer, Peace Bridge, Prince's Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway - your outdoor enjoyment is a moment away! The building is pet-friendly, with 2 pets allowed per unit (with board approval, size restrictions). Call to view Today! (id:6769)

Kitchen	3.61 M x 2.80 M	Primary Bedroom	5.01 M x 3.91 M
Living room	4.55 M x 5.36 M	Other	2.62 M x 1.45 M
Dining room	2.90 M x 2.34 M	4pc Bathroom	2.97 M x 2.62 M
Other	2.31 M x 1.80 M	4pc Bathroom	2.59 M x 1.80 M
Laundry room	2.34 M x 1.80 M		

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