



## 400 Eau Claire Avenue Calgary Alberta

\$699,300

**\*\*Open House Saturday June 6th, 12:00-2:00PM\*\*** Step into this beautifully updated condo and experience downtown living at its finest! Perfectly suited for professionals and retirees seeking comfort, convenience, and a touch of elegance. With unobstructed north and west views overlooking the Bow River and Prince's Island Park, this home offers a tranquil retreat in the heart of the city. Stylish upgrades include rich black walnut hardwood floors, granite countertops, and a sleek modern kitchen featuring premium stainless steel appliances, including an induction range. The versatile den (easily convertible to a second bedroom) is bathed in natural light from large west-facing windows, makes an ideal home office or guest room, overlooking a quiet, private courtyard. Relax in the spacious primary suite, complete with a generous walk-in closet, ensuite featuring a soaker tub, and abundant storage. The second full bathroom offers a walk-in tiled shower. Step out onto the expansive deck--ideal for entertaining or unwinding, with a natural gas BBQ line and breathtaking river valley views. Hot tubs are permitted with condo board approval, adding to your personal oasis. This well-managed building offers a heated titled parking stall, underground storage, in-suite Miele washer & dryer, carwash, and on-site management. Condo fees cover all utilities except cable and internet. Live steps from the Bow River pathways, Prince's Island Park, and the soon-to-open Private Eau Claire Athletic Club. Whether you're enjoying morning walks by the river or evenings out downtown, this is the perfect home base for a sophisticated urban lifestyle. Make Eau Claire your home--Suite 8704 is waiting. (id:6769)

3pc Bathroom .00 Ft x .00 Ft  
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 Dining room 9.42 Ft x 16.58 Ft  
 Kitchen 10.83 Ft x 11.58 Ft

Living room 15.67 Ft x 26.58 Ft  
 Office 8.75 Ft x 16.17 Ft  
 Primary Bedroom 15.58 Ft x 11.08 Ft

Listing Presented By:



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