



## 500 Eau Claire Avenue Calgary Alberta

\$449,900

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! (id:6769)

3pc Bathroom 7.42 Ft x 4.92 Ft  
 4pc Bathroom 7.50 Ft x 13.00 Ft  
 Other 8.50 Ft x 6.75 Ft  
 Primary Bedroom 13.42 Ft x 20.00 Ft  
 Bedroom 10.75 Ft x 11.08 Ft

Dining room 8.50 Ft x 9.50 Ft  
 Foyer 6.67 Ft x 4.50 Ft  
 Kitchen 13.42 Ft x 13.00 Ft  
 Laundry room 11.08 Ft x 5.33 Ft  
 Living room 26.75 Ft x 22.00 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX First

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**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

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