



500 Eau Claire Avenue Calgary Alberta

\$510,000

* Judicial Sale- Investor's Opportunity* Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft. 2-bedroom, 2-bathroom home offers an incredible opportunity to refresh and personalize its interior. Located on the second floor above a 24-hour manned concierge service/ security entrance, the spacious living and dining areas, along with the kitchen, are filled with natural light. The primary suite has three-piece ensuite and a walk-in closet, while a titled underground parking space adds to the convenience. Residents enjoy a full suite of premium amenities, including: Indoor swimming pool & hot tub, Fully equipped fitness, Community gardens, BBQs & outdoor entertaining areas, car wash bay. Condo fees include heat, electricity, and water, plus all amenities. Don't miss this rare opportunity! (id:6769)

Kitchen 16.33 Ft x 9.25 Ft
Living room 26.50 Ft x 22.17 Ft
Dining room 13.83 Ft x 9.75 Ft
Primary Bedroom 14.08 Ft x 14.00 Ft
3pc Bathroom 11.67 Ft x 8.00 Ft

Bedroom 14.50 Ft x 12.17 Ft
4pc Bathroom 8.50 Ft x 5.00 Ft
Other 15.83 Ft x 5.58 Ft
Laundry room 8.00 Ft x 5.67 Ft
Other 7.33 Ft x 5.67 Ft

Listing Presented By:



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

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