



## 660 Eau Claire Avenue Calgary Alberta

\$319,998

DOWNTOWN URBAN OASIS with AIRBNB income potential! Welcome to your very own high-end studio apartment! Unbeatable location - downtown, yet secluded away from the concrete jungle. Nestled along Calgary's scenic Bow River & Prince's Island Park, where the river is your backdrop, walking & biking paths a-plenty, and downtown is at your fingertips. This particular unit is located on the 3rd floor and has been well cared for. It boasts tons of natural light, enormous windows with downtown views, gleaming hardwood floors, high & coffered ceilings, solid core doors and in-floor heat. It's also outfitted with a full gourmet kitchen and in-suite laundry. The gourmet kitchen features stainless steel appliances including a gas stove, timeless full-height cabinetry and granite countertops. You'll also find a spacious living room separated from the sleeping area by a beautiful three-way fireplace. Step outdoors on your large balcony that comes fully equipped with power outlets, a BBQ gas line, and ample room for outdoor furniture. This unit also includes a titled underground parking stall and secured storage for convenient downtown life. Own your own slice of this rare boutique condo! (id:6769)

Other 13.25 Ft x 6.00 Ft

Laundry room 3.33 Ft x 4.00 Ft

Kitchen 12.50 Ft x 10.58 Ft

3pc Bathroom 9.50 Ft x 7.42 Ft

Primary Bedroom 9.08 Ft x 7.33 Ft

Living room 16.17 Ft x 11.00 Ft

Listing Presented By:



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