



## 400 Eau Claire Avenue Calgary Alberta

\$1,799,000

Nestled in Calgary's esteemed Eau Claire neighborhood, this exclusive residence epitomizes exclusivity and luxurious living. Boasting unparalleled privacy and an enviable location, this meticulously renovated home offers a sanctuary amidst the vibrancy of urban life. A townhome in Calgary's downtown Core is a rare find, featuring a charming brownstone brick exterior and spectacular views of Prince's Island Park from a Juliette balcony and expansive rooftop deck. This city home is over 2500 sq/ft with almost 1000 sq/ft of combined deck and patio outdoor living. A brownstone layout for even the most discerning family; the main floor welcomes you with an elegant dining room and an expansive kitchen, loads of lounging in the family room and serene views of the park. This main floor is definitely a place to gather, entertain and call home. The centerpiece of the home is the updated kitchen—a culinary enthusiast's dream. It showcases an 18-foot quartz island, a testament to both style and functionality. Miele and Sub-Zero appliances adorn the kitchen, including an induction cooktop, built-in coffee machine, steam oven, warming drawer, 2 bar/wine refrigerators and a 48-inch fridge/freezer - elevating every culinary experience to new heights. So expansive is this kitchen that you can easily seat 10 at the bar or have your own home cooking show complete with crew and cameras! The second floor features 3 bedrooms, including a private master suite, walk-in closets, dedicated laundry room, and ample space for guests. Check out the master ensuite double shower and oversized soaker tub plus a dressing area bathed in natural light from the Park View balcony. On the top floor loft you'll find a private home office and yoga/theatre studio/rec room which leads to the rooftop patio to provide versatile spaces for productivity or relaxation, adding to the allure of privacy this ...

Bedroom 14.92 Ft x 14.17 Ft

Bedroom 9.92 Ft x 9.58 Ft

5pc Bathroom Measurements not available

Primary Bedroom 14.50 Ft x 10.92 Ft

5pc Bathroom Measurements not available

Loft 17.50 Ft x 14.92 Ft

Office 13.92 Ft x 10.92 Ft

Dining room 18.92 Ft x 14.50 Ft

Kitchen 24.92 Ft x 10.33 Ft

Living room 19.17 Ft x 15.33 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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