



## 400 Eau Claire Avenue Calgary Alberta

\$769,900

**\*\*Check out the VIDEO TOUR!!\*\*** An EXTRAORDINARY opportunity to own a completely reimagined MASTERPIECE in the prestigious Prince's Island Estates, a premier address nestled in the heart of Eau Claire--Calgary's most sought-after downtown neighborhood. This LUXURIOUS residence, fully transformed, seamlessly marries modern ELEGANCE with an expansive outdoor private terrace, offering a RARE chance to indulge in al fresco living amidst a condominium setting. With 1,162 sq. ft. of OPULENT living space, this executive 2-bedroom, 2-bathroom residence exudes contemporary refinement and comes equipped with LUXURY VINYL PLANK floors, custom automatic blinds and air conditioning for year-round comfort. The chef-inspired designer CUSTOM KITCHEN is a culinary dream, boasting a massive center island, exquisite quartz countertops, custom white shaker cabinetry, a deep farm sink, paneled high-end appliances including a wine fridge, an induction range, and color-changing LED under-cabinet lighting--PERFECT for both everyday enjoyment and entertaining. Retreat to the tranquil primary bedroom, where you'll find a spacious walk-in closet and a lavish 4-piece ensuite, featuring a gorgeous vanity sink and modern dual faucets, an oversized glass-enclosed shower and designer fixtures that evoke a spa-like AMBIANCE. Next to the main living area lies the entrance to the second bedroom, a versatile space offering endless possibilities. Whether utilized as a home office/gym or transformed into a welcoming guest retreat for visiting loved ones, this room embodies the essence of modern flexibility and convenience. The main bathroom in this residence has been fully renovated and outfitted with the finest material finishes, the space boasts polished quartz countertops, sleek custom cabinetry, and floor-to-ceiling designer tiles. The centerpiece is a deep soaking tub, perfect for unwinding after a...

4pc Bathroom 9.08 Ft x 5.50 Ft  
4pc Bathroom 10.17 Ft x 5.25 Ft  
Bedroom 9.00 Ft x 16.25 Ft  
Dining room 15.42 Ft x 12.58 Ft  
Foyer 4.67 Ft x 14.58 Ft

Kitchen 10.92 Ft x 17.17 Ft  
Living room 14.08 Ft x 12.42 Ft  
Primary Bedroom 23.92 Ft x 10.92 Ft  
Other 10.25 Ft x 4.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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