



## 400 Eau Claire Avenue Calgary Alberta

\$1,249,900

LOCATION, LUXURY, LIFESTYLE -- Welcome to the Crown Jewel of Prince's Island Estates. Experience the epitome of refined urban living in this extraordinary RIVERFRONT TOWNHOME ideally situated in the heart of PRESTIGIOUS Eau Claire. This exclusive executive END UNIT is the premier unit offering unmatched sophistication, privacy, and panoramic CITY & RIVER VIEWS from every level. Boasting over \$250,000 in HIGH END renovations, this residence combines modern elegance with timeless design. You will LOVE the 4 expansive balconies that are the LARGEST in the development and the DIRECT PRIVATE access from your two underground parking stalls DIRECTLY into this home. A gated front entry ensures heightened privacy and security, while the vibrant energy of downtown Calgary is mere steps away -- enjoy instant access to the Bow River pathways, world-class dining, upscale boutiques, and an endless array of amenities. A private front patio welcomes you into a bright main floor where style and function blend seamlessly. The chef-inspired kitchen is a masterpiece, featuring striking GRANITE countertops, high-end stainless steel appliances including a GAS range and professional-grade refrigerator, chic pendant lighting, a bar fridge, and extensive full-height custom cabinetry. An elegant formal dining area flows into a grand living room with a feature marble accent wall, creating an ideal space for entertaining guests in style. Every inch of this home has been meticulously crafted to impress. Upstairs, the second level hosts two generously-sized bedrooms, each with ample closet space and fully renovated spa-inspired bathrooms complete with IN FLOOR heating, modern tile work, granite counters, and luxury finishes. The primary suite features its own private balcony overlooking tranquil river paths. The third level offers a versatile bonus room -- perfect as a home office, media room, ...

3pc Bathroom 10.83 Ft x 5.08 Ft  
4pc Bathroom 10.83 Ft x 9.50 Ft  
Bedroom 15.25 Ft x 9.92 Ft  
Primary Bedroom 18.92 Ft x 17.25 Ft  
Family room 18.83 Ft x 21.17 Ft  
Other 12.00 Ft x 5.58 Ft

2pc Bathroom 4.75 Ft x 4.92 Ft  
Breakfast 14.75 Ft x 10.75 Ft  
Dining room 13.50 Ft x 13.42 Ft  
Kitchen 11.00 Ft x 12.42 Ft  
Living room 14.75 Ft x 18.33 Ft

Listing Presented By:



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