



## 500 Eau Claire Avenue Calgary Alberta

\$598,900

Amazing space and exceptional value is yours to enjoy at Eau Claire Estates! At nearly 1750 SF, this 2 bdrm, 2 full bath suite, with a full unit length courtyard patio, is sure to impress. Fall in love with the gracious floor plan, offering engineered wood floors throughout and full air conditioning, a large entrance, huge living room/dining room with upgraded gas fireplace, bright south exposure windows overlooking the treed street and urban skyline views. The spacious eat-in kitchen showcases a centre island, white cabinets for a clean, contemporary look & newer appliances, including newer stainless steel Subzero fridge, cook top range & wall oven. Primary bdrm with walk in closet easily accommodates king-sized furniture, ensuite offers a large-walk in shower, plus there is a spacious balcony located off the bedroom, overlooking the beautifully manicured courtyard. The 2nd bdrm (also with access to the large balcony) offers custom built-in shelves/organizers for a flexible space (den/office or second bedroom), 4 pc main bath and in-suite laundry room completes the floor plan. TWO titled tandem parking stalls are also included, as well as all furnishings in the suite. Eau Claire Estates offers the luxury lifestyle condo living you've been dreaming of - prepare to be swept off your feet! Showcasing THE BEST, unparalleled amenities and conveniences - on-site management, 24 hr concierge service, on-site newly renovated health club with indoor swimming pool, hot tub, exercise rm & change rooms, putting green, car wash bay, bike storage, south side sun deck adjacent to the owners lounge with full kitchen, raised garden spaces you can book, BBQ's and picnic tables, gorgeous central courtyard & of course a premier location in beautiful Eau Claire - so much to enjoy everyday! Steps to the Bow River pathway & 1 block to the +15 downtown walkway network, a short walk to th...

Kitchen 16.00 Ft x 13.00 Ft

Breakfast 11.92 Ft x 6.42 Ft

Living room 25.50 Ft x 20.17 Ft

Dining room 10.92 Ft x 9.92 Ft

Other 12.00 Ft x 4.00 Ft

Primary Bedroom 19.42 Ft x 12.42 Ft

Other 8.00 Ft x 5.67 Ft

3pc Bathroom 11.42 Ft x 7.92 Ft

Bedroom 13.75 Ft x 12.42 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Laundry room 8.50 Ft x 6.33 Ft

Listing Presented By:



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