

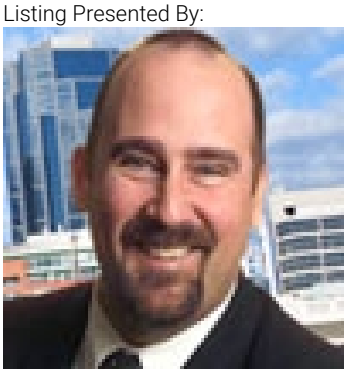
400 Eau Claire Avenue Calgary Alberta

$1,300,000

Nestled within the PRESTIGIOUS GATED ENCLAVE OF PRINCE'S ISLAND ESTATES, this exceptional TWO-STOREY RESIDENCE offers 2,315 SQ. FT. OF REFINED LIVING SPACE in the heart of EAU CLAIRE. With the scale and comfort of a single-family home and the convenience of premier inner-city living, this is a RARE OFFERING in one of Calgary's most coveted communities.Expansive WRAPAROUND WINDOWS and a desirable NORTHWEST EXPOSURE fill the home with natural light, while WHITE MARBLE TILE FLOORING creates a bright, contemporary feel throughout the main level. At the heart of the home, the OPEN-CONCEPT GALLEY KITCHEN combines style and functionality with GRANITE COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, a FIVE-BURNER COOKTOP and an OVERSIZED BREAKFAST BAR ideal for casual dining and entertaining.The FORMAL LIVING ROOM is anchored by a WALL-MOUNTED GAS FIREPLACE and flows into a SEPARATE FAMILY ROOM, providing distinct yet connected spaces for entertaining and everyday living. Extending beyond the interior is a RARE WRAPAROUND TERRACE with a DEDICATED GAS LINE FOR BBQING and WATER CONNECTION FOR GARDENING, creating an impressive outdoor extension of the living space.Upstairs, RICH HARDWOOD FLOORING carries throughout THREE GENEROUSLY SIZED BEDROOMS and a SPACIOUS BONUS ROOM. The PRIMARY SUITE offers a private retreat with a WALK-IN CLOSET and FIVE-PIECE ENSUITE featuring DUAL VANITIES, a GLASS-ENCLOSED SHOWER and DEEP SOAKER TUB. THREE SPLIT AIR-CONDITIONING UNITS provide additional comfort throughout the home.PRINCE'S ISLAND ESTATES has undergone EXTENSIVE RECENT IMPROVEMENTS, including NEW VINYL WINDOWS, NEW ROOFING, UPDATED PLUMBING, MODERNIZED ELEVATORS, an ENHANCED SECURITY SYSTEM and FULLY RENOVATED COMMON AREAS. The residence also includes TWO TITLED UNDERGROUND PARKING STALLS and a PRIVATE STORAGE UNIT, while residents enjoy HEATED INDOOR VISITOR PARKING and a CAR WASH ...

Primary Bedroom 15.67 Ft x 12.58 Ft
Bedroom 15.42 Ft x 13.42 Ft
5pc Bathroom 10.50 Ft x 9.17 Ft
Living room 14.92 Ft x 13.25 Ft
Laundry room 5.50 Ft x 4.67 Ft
Other 22.92 Ft x 16.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

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Bonus Room 18.75 Ft x 11.25 Ft

3pc Bathroom 7.92 Ft x 5.50 Ft

Bedroom 15.42 Ft x 12.58 Ft

Kitchen 20.33 Ft x 8.50 Ft

Dining room 16.92 Ft x 11.25 Ft

Great room 15.42 Ft x 14.58 Ft

2pc Bathroom 7.92 Ft x 5.50 Ft