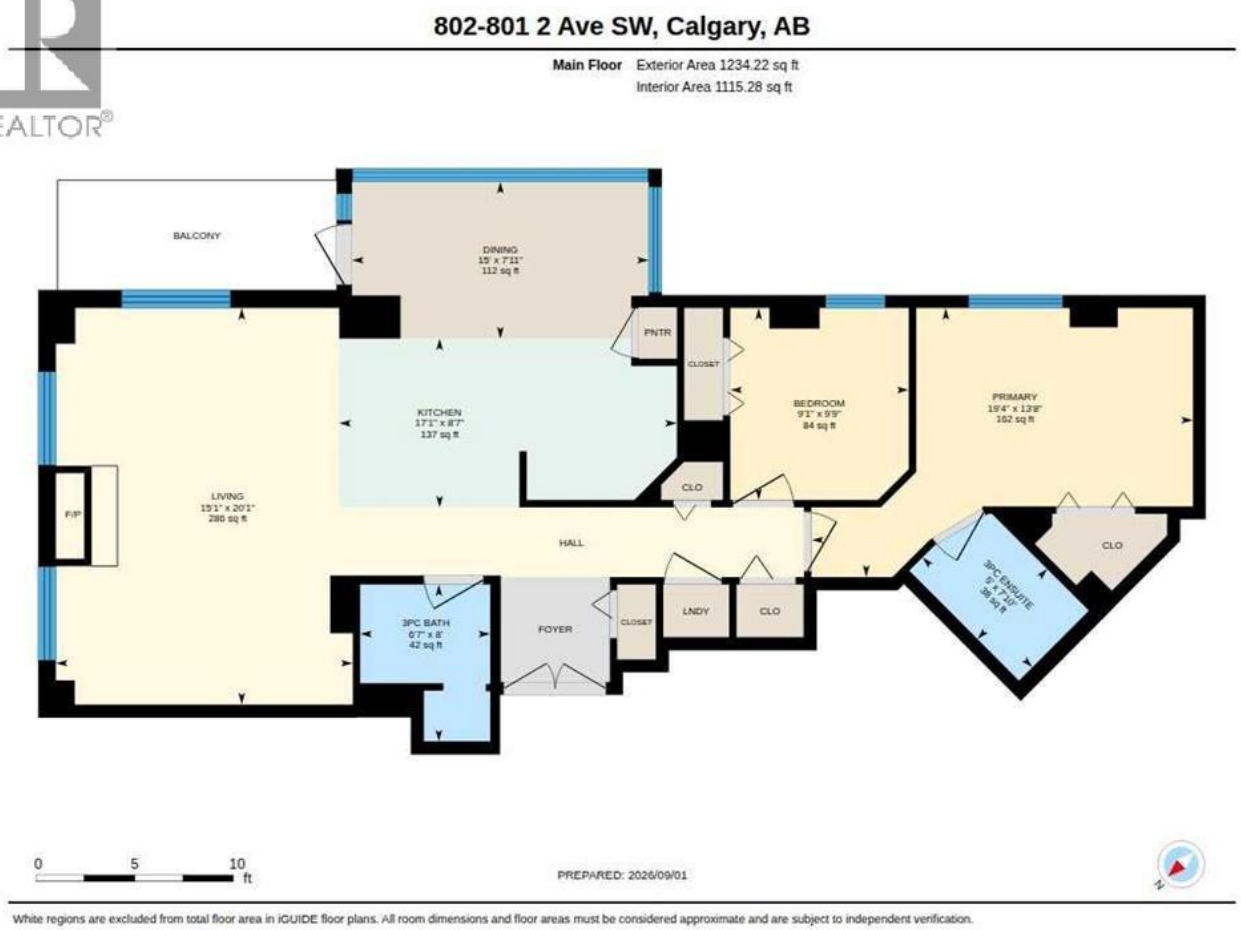


801 2 Avenue Calgary Alberta

$480,000

RARE OPPORTUNITY to own in THE LOOKOUT, one of Eau Claire's most prestigious and sought-after residences! Opportunities to purchase in this exceptionally well-managed, age-restricted (30+) building are few and far between. With just 16 floors and approximately 56 residences, The Lookout offers an exclusive boutique-style living experience in the heart of one of Calgary's most desirable west end inner-city communities, EAU CLAIRE. Its elegant exterior, constructed of sandstone-colored Tyndall stone and Dutch buff/yellow brick, creates a timeless appearance with a durable, low-maintenance exterior.Located on the 8th floor, this spacious corner unit offers over 1,100 sq. ft. of thoughtfully designed living space, featuring two bedrooms, two full bathrooms. Wake up to the EAST exposure, coffee on your balcony or sunroom. The exposure are north and east, north for view, east for SUNSHINE. Floor-to-ceiling windows showcase beautiful city and neighborhood views while filling the home with natural light. This END UNIT doesn't look into another building--street view--Al Forno is below--go grab a croissant and expresso!The functional floor plan offers generous living and dining areas, complemented by a bright dining / sunroom--the perfect place to enjoy your mornings, curl up with a book, or simply take in the views year-round. One of the standout features of this home is the massive east- and north-facing balcony, providing exceptional outdoor living space and plenty of room to relax, entertain, or enjoy the peaceful surroundings of Eau Claire. This is an outdoor space you will truly appreciate.The spacious primary suite features ample closet space and a private ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, a home office, or shared living arrangements.THE LOCATION IS EXCEPTIONAL! Step outside and connect with Calgary's extens...

Bedroom 2.97 M x 2.76 M

Primary Bedroom 5.89 M x 4.15 M

3pc Bathroom 2.43 M x 2.01 M

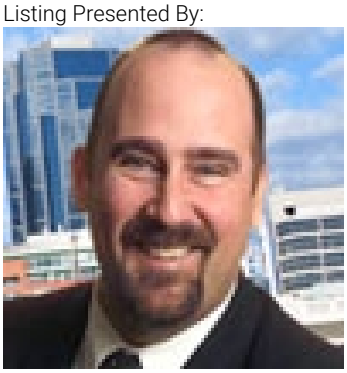
3pc Bathroom 2.40 M x 1.53 M

Dining room 4.58 M x 2.42 M

Kitchen 5.21 M x 2.61 M

Living room 6.12 M x 4.59 M

Listing Presented By:



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