



**GRASSROOTS**

REALTY GROUP

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**8402, 400 Eau Claire Avenue SW  
Calgary, Alberta**

**MLS # A2294807**



**\$500,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 834
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Closet Organizers, Elevator, Granite Counters, No Smoking Home, Open Floorplan, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** Murphy Bed, AC - 2 wall units, All window coverings

CORNER UNIT tucked among the treetops, this beautifully updated executive two-bedroom, two-bathroom condo offers a perfect blend of style and comfort. The thoughtfully designed open-concept layout creates an airy, spacious feel, highlighted by rich hardwood flooring and a stunning contemporary kitchen. Featuring quartz countertops, stainless steel appliances, and an entire wall of pantry cabinetry, the kitchen is as functional as it is eye-catching. The living area is warm and inviting, complete with a gas fireplace and elegant mantle, charming bay windows, and direct access to the balcony with SE exposure. A well-proportioned dining space makes entertaining effortless. The primary suite includes a walk-in closet and a private three-piece ensuite. The second bedroom is incredibly versatile, ideal for guests or a home office, and comes equipped with custom built-ins, a cleverly concealed Murphy bed, a walk-through closet, private balcony, and its own four-piece ensuite. Additional highlights include in-suite laundry, a tiled stall in the heated underground parking garage near the elevator, and an assigned storage locker. This solid concrete building is exceptionally well-equipped, offering an on-site property manager, car wash bay, 27 indoor visitor parking spaces, a gas BBQ hookup on the patio, a gated courtyard, and the added convenience of electricity included in the condo fees. Situated in a prime, walkable location, you're just steps from downtown amenities, including the Peace Bridge, Prince's Island Park, scenic Bow River pathways, Eau Claire Athletic Club, and a vibrant selection of restaurants and cafes. Enjoy easy access to the newly revitalized Eau Claire Plaza and the surrounding riverfront—perfect for walking, cycling, or simply taking in the outdoors. Pet friendly complex with board approval (2 pets up to 35

pounds each). Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo.