



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**8203, 400 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2304230



\$1,450,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	2,316 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,921
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: TV Mounts, Home Equipment System (as is, where is), TV in bonus room, living room, den and master, upstairs desk

Nestled within the prestigious, gated enclave of Prince’s Island Estates, this exceptional two-storey residence offers an impressive 2,315 square feet of refined living space in the heart of Eau Claire—one of Calgary’s most coveted inner-city communities. Designed to maximize both light and livability, the home features expansive wraparound windows and a sought-after northwest-facing exposure, bathing the interiors in natural light throughout the day, while sleek white marble tile flooring on the main level creates a clean, contemporary foundation that enhances the home’s modern aesthetic. At the heart of the residence, the open-concept galley kitchen is a statement in both form and function, outfitted with premium stainless steel appliances, a five-burner cooktop, granite countertops, and an oversized breakfast bar, making it perfectly suited for both effortless entertaining and everyday living. The adjacent formal living room, anchored by a striking wall-mounted gas fireplace, flows seamlessly into a separate family room, offering versatile spaces for both intimate gatherings and larger occasions, and extends outward to a truly rare wraparound outdoor terrace complete with a dedicated gas line for BBQing and a water connection for gardening—an exceptional extension of the home’s living space. The upper level continues to impress with three generously sized bedrooms and a spacious bonus room, all finished in rich hardwood flooring, while the primary suite serves as a private retreat featuring a walk-in closet and a luxurious five-piece ensuite with dual vanities, a glass-enclosed shower, and a deep soaker tub designed for relaxation. Comfort is further enhanced with three split air conditioning units, ensuring optimal climate control throughout the home. Prince’s Island Estates has undergone extensive recent upgrades,

including new vinyl windows, new roofing, updated plumbing, modernized elevators, an enhanced security system, and fully renovated common areas, offering the confidence of a substantially refreshed building, while residents enjoy the privacy and security of a gated community along with premium amenities such as two titled underground parking stalls, a private storage unit, indoor heated visitor parking, and a car wash bay. Perfectly positioned just steps from the Bow River pathways, Prince's Island Park, and Eau Claire's finest shops and dining, this residence offers an unparalleled lifestyle—combining the scale and comfort of a suburban home with the convenience of premier inner-city living, with condo fees that include all utilities, delivering both simplicity and exceptional value.