



GRASSROOTS

REALTY GROUP

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**8101, 400 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2314709



\$824,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	2,095 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Enclosed, Guest, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,740
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to prestigious Prince's Island Estates in the heart of Eau Claire – this fully renovated, spacious & gorgeous 2 storey suite with 9' ceilings offers a private use, gated & fenced patio with garden area ringed in trees, fronting onto the redesigned Eau Claire/Bow River Pathway. Modernly designed to be both warm and welcoming with over 2000 sq. ft. of living space, all perfectly situated to take advantage of the envious location. A lovely foyer welcomes you home from direct parkade access – so convenient! Updated throughout with hardwood floors, gorgeous gourmet white kitchen with quartz counter tops and beautiful tile backsplash, high end stainless steel & built-in appliances, wall pantry and ample cabinets with under-cabinet lighting plus kitchen nook for casual dining. The main living area is open & spacious and offers a cozy marble front gas fireplace in the living room, wonderful windows overlooking the private patio, gracious dining room with a pair of windows for ample natural light. You have direct access to your expansive east facing private patio. A 2 pc bath and additional storage complete the floor. Upstairs you'll find the primary bedroom with walk in closet that features built-ins and drawers, 4 pc renovated ensuite bath showcases marble tile and a relaxing soaker tub. There are 2 additional bedrooms – ample space not found in many suites of this calibre. Additional 3 piece, fully renovated bath and upper level laundry room complete the floor. You'll love the direct floor access to the heated underground parkade (2 titled parking stalls and assigned storage locker included)! Quality is abundant in this concrete building with onsite property manager, car wash bay, 27 indoor visitor parking stalls, gas BBQ line to your patio & gated courtyard, and unit electricity is included in your condo fee. The location

has all you need – walkable to all that downtown has to offer, Peace Bridge, Prince’s Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway – your outdoor enjoyment is a moment away! The building is pet-friendly, with 2 pets allowed per unit (with board approval, size restrictions 35 lbs max). Simply a well thought out inner city residence that seamlessly combines style with function in a fantastic building and an unbeatable location that is an outdoor lover’s dream - walk or bike downtown, stroll along the river or visit the many diverse shops, cafes and award-winning restaurants that this vibrant community has to offer. Call to view Today!