

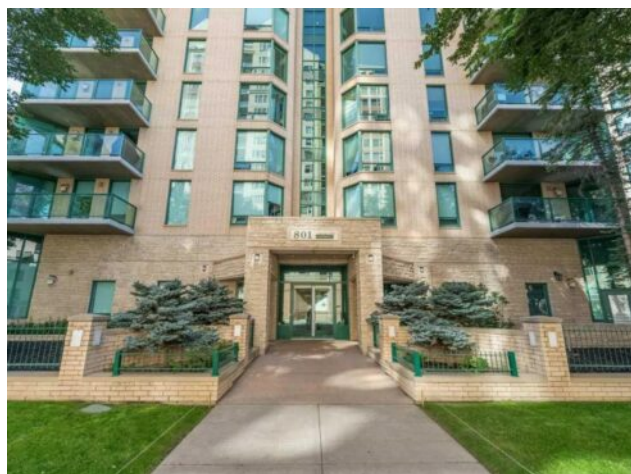


GRASSROOTS
REALTY GROUP

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802, 801 2 Avenue SW
Calgary, Alberta

MLS # A2319224



\$494,499

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,115 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Ceramic Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 793

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

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 espresso! 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 extensive Bow River pathway system, perfect for walking, cycling, or simply enjoying the river. Prince's Island Park and the iconic Peace Bridge are nearby, while downtown offices, restaurants, caf  s, shopping, public transit, and the +15 network are all within easy reach. Enjoy some of Calgary's favourite local spots, including Buchanan's Chop House & Whisky Bar, Alforno Bakery & Caf  , and Hutch Caf  , all just steps from your door. Residents of The Lookout enjoy a strong sense of community and exceptional building amenities, including a fitness room/GYM, party room on the main floor, an outdoor PATIO/communal garden set up is located on the 10th floor. This home also includes titled underground parking and titled storage, providing the security and convenience expected from a premier Eau Claire address. The PARKING is oversized, perhaps for accessibility, the storage is next door down from the parking. Whether you're downsizing, seeking a convenient lock-and-leave lifestyle, or looking to enjoy one of Calgary's most walkable and vibrant communities, this is a rare opportunity to call The Lookout home.