



GRASSROOTS
REALTY GROUP

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7101, 400 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2331820



\$575,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,198 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,003
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage		

Inclusions: All furniture and accessories can be purchased turn key with the unit.

Welcome to the prestigious and exclusive Prince's Island Estates in the heart of Eau Claire. Convenient and private ground floor garden bungalow surrounded by large privacy trees that offers private use of a gated and fenced yard, garden and large patio. Updated and redesigned home with an open concept floor plan, high ceilings, hardwood and tile floors, granite countertops, crown molding, gas fireplace, stainless steel appliances, 2 bedrooms, 2 baths, office area, in-suite storage room, laundry room with stack washer/dryer and very convenient direct floor access to your heated underground titled parking. Unit can be purchased turn-key with all furniture and accessories. Quick possession can be made possible. Quiet full concrete construction with 27 underground visitor parking stalls, carwash bay on P2, gated courtyard with short term parking and onsite property manager. Pet friendly building and very convenient if you have pets with this ground floor garden bungalow. Extraordinary heart of Eau Claire location along the south bank of the Bow River next to beautiful Prince's Island Park, world-class pathway system, Eau Claire Athletic Club, and close to great restaurants and fine dining, outstanding cafes and bakeries, plus 15 skywalk system, LRT & Transportation, Peace Bridge and just a short walk to Kensington shopping and Calgary's vibrant city center. Time to enjoy the ultimate in downtown urban living!