



GRASSROOTS
REALTY GROUP

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402A, 500 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2337356



\$899,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,761 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,980
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the epitome of luxury living along The Bow River in Eau Claire Estates. Upon entering the gorgeous grand lobby, the attentive 24/7 concierge will greet and guide you to the elevator through the beautiful conversation areas surrounded by views of the fountains in the expansive courtyard. This premium lock-and-go suite offers a sophisticated, modern and thoughtful open-concept layout. Enter through the inviting foyer to the spacious living room, the dining room wrapped in windows and is perfect for many evenings of entertaining friends and family. The chef's dream kitchen features expansive stone counters with bar seating, ample cabinet space and integrated top-of-the-line appliances. The serene primary bedroom easily accommodates king-sized furniture and offers a walk-in closet and a spa-inspired ensuite bathroom with a massive walk-in shower. The second bedroom offers flex space for your lifestyle and is adjacent to the large main bathroom. Additional features of this exceptional suite include gorgeous tile flooring throughout, designer light fixtures and an abundance of recessed lighting, a fully equipped laundry room with more storage, central air conditioning, and two titled parking stalls. Eau Claire Estates offers true luxury lifestyle condo living that you've been dreaming of - prepare to be swept off your feet! Showcasing THE BEST, unparalleled amenities and conveniences - on-site management, 24 hr concierge service, on-site newly renovated health club with indoor swimming pool, hot tub, exercise rm & change rooms, putting green, car wash bay, bike storage, south side sun deck adjacent to the owners lounge with full kitchen, raised garden spaces you can book, BBQ's and picnic tables, gorgeous central courtyard & of course a premier location in beautiful Eau Claire - so much to enjoy everyday! Walk via the Peace

Bridge to the dining experiences and amenities of Kensington, or stay on the south side of the river and visit the River Cafe, Alforno Bakery and Buchanan's Chop House. Conveniently located just two blocks from the +15 walkway system downtown providing access to all the shopping, dining and offices in the core. It is steps away from outside recreation and endless walking and cycling pathways. This exquisite, worry-free condominium in an incredible location along the Bow River offers the quintessential urban lifestyle. Love where you live and book your viewing today!