



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

400F, 500 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2343120



\$1,350,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,847 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Enclosed, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 2,819
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: built-in linen cabinet in hall, large mirror in front entry

A rare riverfront residence offering beautiful living space, exceptional privacy and effortless lock-and-leave convenience in the heart of Calgary. ** The Residence ** • 2,847 sq. ft., extensively renovated by the current owners • Occupies the entire floor with a private elevator lobby • Versatile multi-use loft for a home office, studio, craft room, fitness area or library/media room • East-west exposure with bright morning light and full west sun through sunset • Secure, maintenance-free lock-and-leave living • Well-designed layout combining the feel of a substantial home with condominium convenience • Premier luxury condominium community • 24-hour concierge and security • Indoor swimming pool and fitness centre • Heated underground parking and car wash • Well-managed building with a strong ownership history ** For the Active Professional ** • Walk Score of 97 • Eliminate a time-wasting commute • Minutes from downtown business towers and Calgary's +15 network • Private athletic club nearby • Immediate access to Bow River pathways • 24-hour concierge and security—ideal for frequent travel ** The Riverfront Lifestyle ** • Coveted Bow River location • Steps to pathways, parks and green space • Walk to cafés, restaurants, arts and entertainment • Direct access to downtown shops and services • Estate-like space without detached-home maintenance