



GRASSROOTS
REALTY GROUP

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1002E, 500 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2345547



\$1,099,990

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 3,088
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Bidet, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Set high above the Bow River with sweeping views across Prince's Island Park and the river valley, this extraordinary two-storey penthouse at Eau Claire Estates delivers a level of scale, elegance and sophistication rarely found in downtown living. Offered for the first time by the original owner, the home has been beautifully maintained, with pride of ownership evident throughout. Designed with entertaining in mind, the main level begins with a renovated kitchen, breakfast nook and intimate sitting area opening to an east-facing balcony, an ideal setting for morning coffee and spectacular sunrises. From here, the home unfolds into an impressive dining and living space surrounded by approximately 180 degrees of windows, filling the interior with natural light while showcasing unobstructed views of the Bow River, Prince's Island Park and beyond. Dramatic cathedral ceilings create an incredible sense of volume, while a striking stone fireplace anchors the expansive living room and provides a natural focal point for entertaining. Upstairs, the private primary retreat enjoys equally impressive views and features a walk-in closet and stylish ensuite with dual sinks and an oversized shower. A second bedroom, four-piece bathroom and conveniently located laundry complete the upper level, along with a stunning bonus room offering exceptional flexibility as a home office, family room, fitness space or additional lounge. The residence also includes two underground parking stalls, an increasingly valuable offering in the heart of downtown. Eau Claire Estates is one of Calgary's premier riverfront residences, renowned for its privacy, exceptional service and extensive amenities, including 24-hour concierge and security, beautifully maintained landscaped grounds, an indoor swimming pool and whirlpool, fitness facilities, putting green, resident entertaining spaces,

heated underground parking and car wash facilities. The location is equally exceptional, just steps from the Bow River pathways, Prince's Island Park and River Cafe,, with downtown offices, restaurants, shopping, the Peace Bridge and Calgary's extensive pathway network all within easy reach. Combining the scale and separation of a two-storey home with dramatic entertaining spaces, cathedral ceilings and remarkable river views, all within one of Calgary's most established luxury residences, this is a rare opportunity to experience Eau Claire living on an entirely different level.