



GRASSROOTS
REALTY GROUP

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8203, 400 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2348558



\$1,300,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	2,316 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,921
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows		
Inclusions:	TV Mounts		

Nestled within the PRESTIGIOUS GATED ENCLAVE OF PRINCE'S ISLAND ESTATES, this exceptional TWO-STOREY RESIDENCE offers 2,315 SQ. FT. OF REFINED LIVING SPACE in the heart of EAU CLAIRE. With the scale and comfort of a single-family home and the convenience of premier inner-city living, this is a RARE OFFERING in one of Calgary's most coveted communities. Expansive WRAPAROUND WINDOWS and a desirable NORTHWEST EXPOSURE fill the home with natural light, while WHITE MARBLE TILE FLOORING creates a bright, contemporary feel throughout the main level. At the heart of the home, the OPEN-CONCEPT GALLEY KITCHEN combines style and functionality with GRANITE COUNTERTOPS, PREMIUM STAINLESS STEEL APPLIANCES, a FIVE-BURNER COOKTOP and an OVERSIZED BREAKFAST BAR ideal for casual dining and entertaining. The FORMAL LIVING ROOM is anchored by a WALL-MOUNTED GAS FIREPLACE and flows into a SEPARATE FAMILY ROOM, providing distinct yet connected spaces for entertaining and everyday living. Extending beyond the interior is a RARE WRAPAROUND TERRACE with a DEDICATED GAS LINE FOR BBQING and WATER CONNECTION FOR GARDENING, creating an impressive outdoor extension of the living space. Upstairs, RICH HARDWOOD FLOORING carries throughout THREE GENEROUSLY SIZED BEDROOMS and a SPACIOUS BONUS ROOM. The PRIMARY SUITE offers a private retreat with a WALK-IN CLOSET and FIVE-PIECE ENSUITE featuring DUAL VANITIES, a GLASS-ENCLOSED SHOWER and DEEP SOAKER TUB. THREE SPLIT AIR-CONDITIONING UNITS provide additional comfort throughout the home. PRINCE'S ISLAND ESTATES has undergone EXTENSIVE RECENT IMPROVEMENTS,

including NEW VINYL WINDOWS, NEW ROOFING, UPDATED PLUMBING, MODERNIZED ELEVATORS, an ENHANCED SECURITY SYSTEM and FULLY RENOVATED COMMON AREAS. The residence also includes TWO TITLED UNDERGROUND PARKING STALLS and a PRIVATE STORAGE UNIT, while residents enjoy HEATED INDOOR VISITOR PARKING and a CAR WASH BAY. Steps from the BOW RIVER PATHWAYS, PRINCE'S ISLAND PARK, EAU CLAIRE and DOWNTOWN CALGARY, the location offers immediate access to some of the city's best parks, restaurants, shopping and recreation. With CONDO FEES THAT INCLUDE ALL UTILITIES, this distinctive residence delivers an exceptional combination of SPACE, PRIVACY AND CONVENIENCE in the heart of the city.