



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**400F, 500 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2227673

\$1,295,000



Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,778 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Features: Bookcases, Built-in Features, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: built-in linear cabinet by primary bedroom, large custom built-in mirror in the front entry

Refined elegance blended with an exacting attention to detail – luxury condos such as this are few & far between. Completely renovated in 2013, offering 2778 SF, you are sure to be impressed with this suite's generous living areas, rarely found in today's market. Step off the elevator to your private vestibule before being welcomed into the suite's gracious foyer. An abundance of windows - both east & west exposure, maximize the natural light in the suite & offer views overlooking the building's inner courtyard, the Bow River & Prince's Island Park. Beautiful gourmet kitchen with abundant pantry space, opens to your spacious balcony - an added bonus at prestigious Eau Claire Estates. Take time to relax in front of the cozy fireplace framed by built in shelving in the family room, adjacent to the kitchen. Entertaining family & friends is a dream in the spacious living room & dining room that will easily seat 12. At the end of the day the master retreat beckons: vaulted ceilings, spa-like 5 piece ensuite, HUGE custom walk-in closet with an amazing amount of additional storage & a truly unique loft area. Second bedroom with custom closet organizers, 2nd full bath, in-suite laundry w/sink & 2 piece powder room complete the floor plan. TWO titled parking stalls are included and the suite is fully air conditioned. Balcony is 13'7" x 6'10", an excellent size with room for your BBQ and a full sized patio table & 4-6 chairs. Eau Claire Estates offers luxury, lifestyle condo living that you've been dreaming of - prepare to be swept off your feet! Showcasing THE BEST, unparalleled amenities and conveniences – newly redesigned front lobby and hallways, 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! Steps to the Bow River pathway & 1 block to the +15 downtown walkway network and the new Eau Claire Athletic Club, a short walk to the Peace Bridge and across the river to Kensington shops, restaurants & boutiques. Call to view today!