



GRASSROOTS
REALTY GROUP

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8601, 400 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2228936



\$399,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	710 sq.ft.	Age:	1995 (30 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters		

Inclusions: N/A

Stunning executive condo in the heart of Eau Claire. Perfect turn-key investment opportunity or move-in ready to a beautiful boutique executive suite in gated community with underground parking stall. Low condo fees which includes all utilities, electricity, building maintenance, insurance and caretaker. Upgraded renovations including newer kitchen, bathroom, marble tile flooring throughout, leathered granite countertops and high-end appliances. Immaculate condition and prime location that is walkable to all that downtown has to offer. This inner city gem is located right next to river pathways, Peace Bridge and Prince's Island park, which ensures outdoor enjoyment mere minutes away. Call Today!