



GRASSROOTS
REALTY GROUP

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1505, 400 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2233566



\$1,189,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,084 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,599
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Elevator, Granite Counters, Jetted Tub, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wired for Sound

Inclusions: Murphy Bed in Office/Den

Welcome to your stunning one level executive condo in Princess Island Estates! This gorgeous home boasts over 2000 square feet of exquisite living space with AIR CONDITIONING, 3 very spacious bedrooms, 3 bathrooms with BRAND NEW LUSH, SOFT CARPET, modern vinyl plank flooring, FRESHLY UPDATED MODERN PAINT THROUGHOUT, gorgeous coffered ceilings and full windows across the main floor! A bright open space with two living areas and so much space to entertain or relax. So much space that they created two living areas in it! From the moment you enter you notice the big open foyer with space to welcome guests or say a lingering goodbye. The long beautiful hallway greets you with stunning vinyl plank flooring with modern flair, a very open concept and grand living space with two thoughtfully designed living areas to entertain or enjoy with family. Shutters around all of the windows that encase the entire main floor and let in so much natural light. A timeless and NEWLY UPDATED gas fireplace is perfect for those cozy nights in and you have not one, but 2 decks off of each side of the main floor to enjoy the outdoor space and starry nights or a firepit with family. This absolute gem has 3 bedrooms and 3 bathrooms and over 2200 square feet of living - giving you a large home feel all on one level. The kitchen has NEW MODERN LIGHT cabinetry (newly updated in the kitchen and both bathrooms) with stainless steel appliances, Black handles and hinges, granite countertops and GAS stove. A large dining area off the kitchen allows for any size dining table with built in cabinetry and places for more dining storage. The primary bedroom is a very good size and has a huge walk in closet and gorgeous 5pc spa-like ensuite with steam shower, soaker tub and dual vanity. The 2nd bedroom is a large size as well and has the use of the 2nd 3pc bath beside with

large shower, vanity and is located right beside the bedroom or for guests to use if they need as well. The third bedroom is generous and can double as an office and guest room if needed as it includes a built in MURPHY BED and desk and overlooks the courtyard and river.. An additional 2pc powder room and laundry room finish the space. This luxury living does not come along often. These prestigious suites are located right off of Princess Island Park, the river and gorgeous pathways that Calgary has to offer allowing for the best landscape and walking paths and restaurants within walking distance and right outside your door. It is also directly beside the former YMCA which is now planned to be a very prestigious Athletic Club which will continue to enrich the value of this great building and resale. The building specifically has a full time Building Manager, high security, tons of underground visitor parking, car wash station and so much more. Come and see it to appreciate. These do not come up often. Dont wait!