



GRASSROOTS
REALTY GROUP

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**5206, 400 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2266679



\$1,199,888

Division:	Eau Claire		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,267 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Parkade, Secured, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Low I		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,998
Basement:	Partial	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub		
Inclusions:	N/A		

PRIVATE RIVER FRONT TOWNHOME!! LOCATION, LUXURY, LIFESTYLE — Welcome to the Crown Jewel of Prince's Island Estates. Experience the epitome of refined urban living in this extraordinary RIVERFRONT TOWNHOME ideally situated in the heart of PRESTIGIOUS Eau Claire. This exclusive executive END UNIT is THE premier unit offering unmatched sophistication, privacy, and panoramic CITY & RIVER VIEWS from every level. Boasting over \$250,000 in HIGH END renovations, this residence combines modern elegance with timeless design. You will LOVE the 4 expansive balconies that are the LARGEST in the development and the DIRECT PRIVATE access from your 2 UNDERGROUND PARKING STALLS DIRECTLY into this home. A gated front entry ensures heightened privacy and security, while the vibrant energy of downtown Calgary is mere steps away — enjoy instant access to the Bow River pathways, world-class dining, upscale boutiques, and an endless array of amenities. A private front patio welcomes you into a bright main floor where style and function blend seamlessly. The chef-inspired kitchen is a masterpiece, featuring striking GRANITE countertops, high-end stainless steel appliances including a GAS range and professional-grade refrigerator, chic pendant lighting, a bar fridge, and extensive full-height custom cabinetry. An elegant formal dining area flows into a grand living room with a feature marble accent wall, creating an ideal space for entertaining guests in style. Every inch of this home has been meticulously crafted to impress. Upstairs, the second level hosts two generously-sized bedrooms, each with ample closet space and fully renovated spa-inspired bathrooms complete with IN FLOOR heating, modern tile work, granite counters, and luxury finishes. The primary suite features its own

private balcony overlooking tranquil river paths. The third level offers a versatile bonus room — perfect as a home office, media room, or 3rd bedroom — along with not one, but two spectacular balconies. One offers sweeping downtown skyline views, while the other is a sprawling private terrace backing onto Prince's Island Park + the seller has engineering approval that this deck can SUPPORT A HOT TUB!! Welcome to your own personal oasis. Homes like this do not come up often!! Don't miss this amazing opportunity to own your DREAM HOME in one of Calgary's most coveted communities. This unique property features a full time property manager & grounds keeper + ALL UTILITIES are included in your condo fees!!