



**GRASSROOTS**  
REALTY GROUP

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404, 660 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2277886



**\$1,145,000**

Division:	Eau Claire		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,537 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,740
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Exceptional completely renovated 2 bedroom, 2 bath penthouse residence offering over 1500 sq ft of luxurious living space in coveted Eau Claire, just steps to picturesque Prince's Island Park & scenic Bow River pathways. This well-appointed condo presents hardwood floors, soaring ceilings & is drenched in natural light, showcasing a spacious living room with terrace access & anchored by a stunning floor to ceiling fireplace. A formal dining room adorned with an elegant chandelier affords ample space to entertain family & friends. The kitchen is beautifully finished with granite counter tops, eating bar, plenty of storage space & all new high-end stainless steel appliances. Just off the living room, the primary bedroom with balcony access features abundant closet space & private 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & separate shower. The second bedroom & 3 piece bath are ideal for guests. Other notable features include in-suite laundry, 3 large terraces with north & west views, halogen recessed lighting, in-floor heat, central air conditioning, humidification through forced air & power blinds on high windows. Also enjoy the convenience of 2 titled underground parking stalls near the elevator, one titled storage space & recently renovated common areas. The central location can't be beat — Bow River pathways & Prince's Island Park & the Peace Bridge are just steps away plus downtown restaurants & amenities are close by. This elegant residence offers the ultimate in exclusivity & privacy with only 4 units on the floor & no noise from above.