



**306, 660 Eau Claire Avenue SW  
Calgary, Alberta**

**MLS # A2280796**

**\$309,900**



<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	640 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 773
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, Wired for Sound		
<b>Inclusions:</b>	Built-in speakers, subwoofer and components.		

Luxurious upscale studio apartment condo in the prestigious Princeton Cityscape! Exceptional bright southwest corner location with large south and west windows providing plenty of natural light while enhancing the city views. Open concept with high ceilings, hardwood floors, granite counter tops, stainless steel appliances, gas stove, new fridge & dishwasher, built-in vacuum system, 3 sided gas fireplace, 5 built-in speakers, subwoofer and components, large south-facing covered balcony, balcony has rough-in for speakers, spacious 3 pce bathroom with large shower stall, in-suite laundry with stacked washer/dryer and large closet with built-in organizers. Comes with central air conditioning, in-floor heating, secure underground titled parking and storage locker, inner courtyard, visitor parking, underground carwash bay and recently renovated common areas. Extraordinary Heart of Eau Claire location nestled along the south bank of the Bow River next to beautiful Prince's Island Park and the World-Class Pathway System! Close to great restaurants and Cafe's, fine dining, plus 15 skywalk system, transportation & LRT, Peace Bridge and just a short walk to Kensington Shops, Safeway and Calgary's vibrant City Center. Amazing opportunity to call this prestigious building your home while living the ultimate downtown urban lifestyle!