

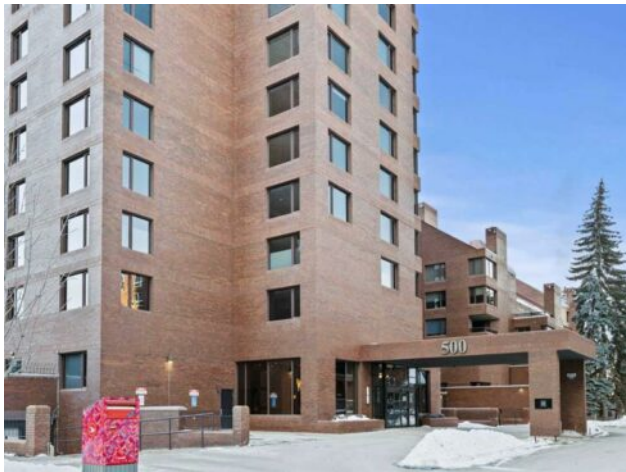


**GRASSROOTS**  
REALTY GROUP

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**1002A, 500 Eau Claire Avenue SW  
Calgary, Alberta**

**MLS # A2285682**



**\$499,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Owned, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,812
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** Trash Compactor is "AS-IS"

Experience refined urban living at EAU CLAIRE ESTATES, one of Calgary's most prestigious luxury addresses. This exclusive, impeccably maintained building offers an ELEVATED LIFESTYLE with 24-hour concierge service, on-site management, a beautifully RENOVATED LOBBY, and lush, landscaped courtyards. Residents enjoy premium amenities including a private outdoor PUTTING GREEN, fully equipped FITNESS CENTRE, INDOOR SWIMMING pool, hot tub with change rooms, secure bike storage, and the rare convenience of an underground CAR WASH bay. With only two residences per floor, privacy and tranquility are paramount. This expansive 1,756 SQ.FT. two-bedroom, two-bathroom residence is perched on the 10th floor and showcases sweeping, UNOBSTRUCTED VIEWS through wall-to-wall windows—an outlook you'll never grow tired of. Perfectly positioned just steps from the BOW RIVER, Prince's Island Park, and Calgary's extensive river pathway system, this location seamlessly blends nature with downtown convenience. Enjoy easy access to shopping, the Plus-15 network, and a short stroll to the iconic Peace Bridge, connecting you to Kensington's vibrant caf  s, boutiques, and dining scene. The home features a spacious, open layout and is ready for updates, presenting an exceptional opportunity to enhance and personalize the space. Even straightforward improvements—such as replacing the flooring, fresh paint throughout, and updated lighting fixtures—would make a dramatic difference, while a more comprehensive renovation could transform the unit into a truly spectacular, custom luxury retreat. A rare opportunity to design your dream home in one of Calgary's most sought-after luxury buildings — this is Eau Claire living at

its finest.