



**2000A, 500 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2294686



\$1,325,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	3,554 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Guest, Tandem, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 3,591
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to 500 Eau Claire Estates. Opportunities like this one are genuinely rare. Occupying the entire 20th floor of the coveted "A" Tower, this remarkable 3 bedroom, 2.5 bath residence offers 3,554 square feet of single-floor living with unobstructed 360-degree views of the Bow River, the Rocky Mountains, and the Calgary skyline. It is the kind of home that stops you in your tracks the moment you walk in. A private elevator opens directly into your own dedicated foyer with no shared hallways and no neighbours at your door. Just a gracious, unhurried entrance with ample storage and an immediate sense that this is somewhere special. As you wander down the hall it opens to the main living room, anchored by a wood-burning fireplace and the stunning Bow River views that provide a gorgeous backdrop throughout the seasons whether you're entertaining or simply unwinding at the end of the day. The formal dining room flows naturally off the living space, while the kitchen connects to a sunny south-facing patio overlooking the downtown skyline, a casual dining area, and a flexible den or sitting room that adapts easily to how you actually live. The primary suite is expansive and feels like its own world, also overlooking the river and west, a second wood-burning fireplace, generous walk-in closet, a flex den area, and a well-appointed 5-piece ensuite. The two additional bedrooms are both genuinely spacious, one with west-facing mountain views and a walk-in closet, the other looking south-west over downtown. Eau Claire Estates has undergone a significant stunning renovation to its common areas, including a refreshed concierge and main entrance, new elevators, and an updated pool and fitness centre as well as residents lounge opening June 2026. This home also comes complete with two titled parking stalls, private storage and all utilities included in the fees. With a wonderful

24-hour concierge service, on-site management, landscaped courtyards and a beautiful location, homes like this are not simply found, they are waited for. With a floorplan that has long been among the most coveted in the building, dual wood-burning fireplaces, panoramic views from every room, and a building experiencing a true renaissance, this is an opportunity to claim one of Calgary's most exceptional addresses, steps from the Bow River pathways, the downtown core, and the brand new Eau Claire Athletic Club. Welcome Home.

Please note this is not a dog friendly building