

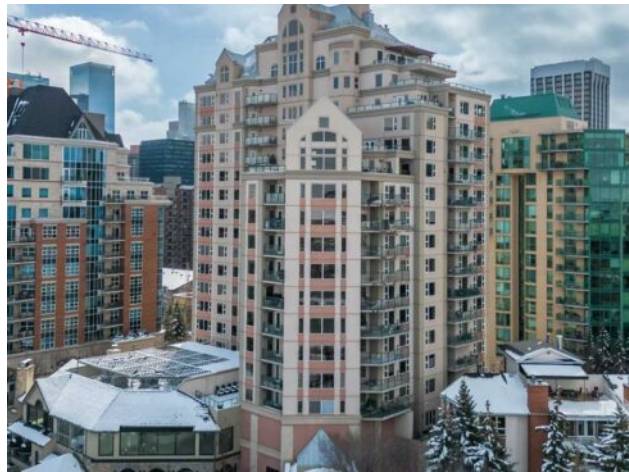


GRASSROOTS
REALTY GROUP

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205, 200 La Caille Place SW
Calgary, Alberta

MLS # A2153074



\$432,500

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	972 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 845
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to your dream urban home in Calgary's highly sought-after Eau Claire neighborhood! This beautiful 2-bedroom, 1-bathroom condo, built in 1999, offers a timeless blend of classic styling and modern comforts, creating an ideal retreat for those seeking a peaceful yet vibrant lifestyle. Featuring updated stainless steel appliances, the kitchen adds a touch of luxury to your daily routine. Nestled in the picturesque Eau Claire area, this residence offers unparalleled access to scenic river pathways, peaceful parks, and urban amenities. Enjoy being within walking distance of Prince's Island Park, where you can revel in the beauty of nature and outdoor activities. The majestic Bow River is just steps away, inviting you to enjoy riverside walks, cycling, and outdoor relaxation. Just moments away from the eclectic streets of Kensington, you can explore charming shops, indulge in delicious dining, and immerse yourself in the lively cultural scene. Inside, the condo features high ceilings and an open floor plan that creates a spacious, bright, and airy atmosphere. The expansive southwest-facing terrace provides a sunny escape with stunning views of nature and the cityscape, perfect for entertaining or unwinding after a long day. Enjoy the convenience of Concierge Services and secured underground parking, adding layers of comfort and security to your lifestyle. Whether you're enjoying the serenity of your terrace or exploring the vibrant streets of Eau Claire and Kensington, this condo offers the perfect balance of tranquility and excitement. Don't miss your chance to own a piece of Calgary's urban paradise. Schedule a viewing today and discover the timeless elegance and convenience of this remarkable condo. Make sure you view the virtual tour!

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