



**8406, 400 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2161483



\$574,900

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,072 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 857
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Portable A/C

EXECUTIVE CONDO LIVING IN EAU CLAIRE!! This very desirable, professionally run building is located on the river and just beside the exciting redeveloping Eau Claire. This renovated condo just under 1100 sq ft is exactly what you have been looking for. Walk into the the beautiful open concept main living space. Lots of room for a formal eating area, massive renovated kitchen with quartz countertops, big island to work on, a large living room with a gas fireplace and tons of natural light. Two very large bedrooms, giving tons of personal space. The ensuite off the master you certainly don't want to miss. Insuite laundry. Extra storage. Underground secure parking. Full time onsite condo property manager. Steps to all sorts of food, shopping , restaurants, banking and so much more. Be in the action without being part of the action in this gated professional condo building.