



**GRASSROOTS**  
REALTY GROUP

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**8704, 400 Eau Claire Avenue SW  
Calgary, Alberta**

**MLS # A2212883**



**\$699,300**

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,170 sq.ft.	Age:	1995 (30 yrs old)
Beds:	1	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 951
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount x2

**\*\*Open House Saturday June 6th, 12:00-2:00PM\*\*** Step into this beautifully updated condo and experience downtown living at its finest! Perfectly suited for professionals and retirees seeking comfort, convenience, and a touch of elegance. With unobstructed north and west views overlooking the Bow River and Prince's Island Park, this home offers a tranquil retreat in the heart of the city. Stylish upgrades include rich black walnut hardwood floors, granite countertops, and a sleek modern kitchen featuring premium stainless steel appliances, including an induction range. The versatile den (easily convertible to a second bedroom) is bathed in natural light from large west-facing windows, makes an ideal home office or guest room, overlooking a quiet, private courtyard. Relax in the spacious primary suite, complete with a generous walk-in closet, ensuite featuring a soaker tub, and abundant storage. The second full bathroom offers a walk-in tiled shower. Step out onto the expansive deck—ideal for entertaining or unwinding, with a natural gas BBQ line and breathtaking river valley views. Hot tubs are permitted with condo board approval, adding to your personal oasis. This well-managed building offers a heated titled parking stall, underground storage, in-suite Miele washer & dryer, carwash, and on-site management. Condo fees cover all utilities except cable and internet. Live steps from the Bow River pathways, Prince's Island Park, and the soon-to-open Private Eau Claire Athletic Club. Whether you're enjoying morning walks by the river or evenings out downtown, this is the perfect home base for a sophisticated urban lifestyle. Make Eau Claire your home—Suite 8704 is waiting.