# \$699,300 - 8704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2212883

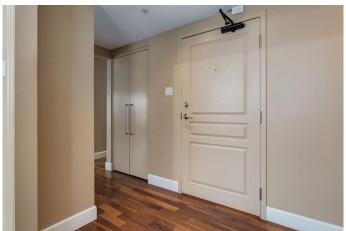
## \$699,300

1 Bedroom, 2.00 Bathroom, 1,170 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

\*\*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 deckâ€"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 homeâ€"Suite 8704 is waiting.

#### Built in 1995

#### **Essential Information**

MLS® # A2212883 Price \$699,300

Bedrooms 1

Bathrooms 2.00 Full Baths 2

Square Footage 1,170
Acres 0.00
Year Built 1995

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 8704, 400 Eau Claire Avenue Sw

Subdivision Eau Claire
City Calgary
County Calgary
Province Alberta
Postal Code T2P 4X2

#### **Amenities**

Amenities Car Wash, Elevator(s), Parking, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

#### Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No

Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer,

Window Coverings

Heating Baseboard

Cooling None Fireplace Yes

Fireplace Ye # of Fireplaces 1

Fireplaces Dining Room, Gas

# of Stories 8

#### **Exterior**

Exterior Features Courtyard

Construction Brick, Concrete, Stucco

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 66
Zoning DC

# **Listing Details**

Listing Office Real Broker

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