

102K, 500 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2223441

\$1,100,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Eau Claire                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,484 sq.ft.                       | Age:   | 1983 (42 yrs old) |
| Beds:     | 1                                  | Baths: | 1 full / 1 half   |
| Garage:   | Parkade, Titled, Underground       |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                                         |            |          |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| Heating:    | Hot Water                                                                                                                               | Water:     | -        |
| Floors:     | Concrete                                                                                                                                | Sewer:     | -        |
| Roof:       | Metal                                                                                                                                   | Condo Fee: | \$ 1,510 |
| Basement:   | None                                                                                                                                    | LLD:       | -        |
| Exterior:   | Brick, Concrete                                                                                                                         | Zoning:    | DC       |
| Foundation: | Poured Concrete                                                                                                                         | Utilities: | -        |
| Features:   | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s) |            |          |

Inclusions: All Furniture, Electronics, Kitchen Wares.

This meticulously renovated residence by Stephanie Martin Interior Design presents an unparalleled balance of contemporary elegance, and curated living. 10ft. ceilings create an immediate sense of grandeur, complementing the high design where every detail maximizes functionality, including integrated storage solutions for a streamlined aesthetic. The inviting living area, featuring a fireplace with painted glass surround, a custom-built sectional, including a bespoke desk for optimized remote work&mdash;seamlessly blends high design with productivity. The dining space is anchored by a suspended lighting fixture, large kitchen island, and a premier appliance package for a true chef's experience. This thoughtfully executed one-bedroom layout includes a custom walk-in closet for superior organization. The European spa-inspired ensuite bathroom offers a luxurious escape, featuring an Ultra bath air tub and an open-style shower. A well appointed powder room, and laundry room complete your home. Beyond the refined interiors, this main-floor unit home has two private patios, extending the living space and offering an immersive urban experience. Located within the prestigious 500 Eau Claire Estates, it provides a unique balance of tranquility and accessibility, discreetly positioned in a secluded section of the building. The details of the renovation are precisely implemented, and must be experienced to appreciate this level of exemplar design.