

**202A, 500 EAU CLAIRE Avenue SW**  
**Calgary, Alberta**

**MLS # A2296932**



**\$465,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,812
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** N/A

**\*\*Major Price Improvement | Perfect Opportunity for Your Next Renovation Project\*\*** All utilities included. Welcome to luxury living along the Bow River in the heart of downtown Calgary's sought after Eau Claire community. This spacious 1,759 sq. ft. two bedroom, two bathroom residence is located in the prestigious 500 Eau Claire, steps from river pathways, shopping, dining, and cultural attractions. Upon entering the gorgeous grand lobby, the 24/7 concierge will greet and guide you to the elevator through beautiful conversation areas. This bright home features an exceptionally large living room, a generous dining area, and a functional kitchen with excellent renovation potential, offering the opportunity to upgrade appliances, cabinetry, and finishes to your taste. The primary bedroom includes a three piece ensuite and a walk in closet, while the second bedroom is spacious and versatile. A titled underground parking adds everyday convenience. Residents of Eau Claire Estates enjoy outstanding amenities including car wash, a newly renovated indoor pool and hot tub, fitness room and change rooms, community gardens with BBQ and outdoor entertaining areas. A rare opportunity to customize a spacious home in one of Eau Claire's most desirable buildings. Contact us today to arrange your private viewing.