



THE
A-TEAM

**RE/MAX
FIRST**

500 EAU CLAIRE Avenue #500J, Calgary T2P 3R8

MLS® #: **A2060440**

Area: **Eau Claire**

Listing Date: **07/21/23**

List Price: **\$1,150,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **4,257**
Low Sqft:
Ttl Sqft: **4,257**

DOM

303

Layout

Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **4**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof: **Metal**
Heating: **Baseboard,Combination,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Concrete**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Electric Cooktop,Freezer,Garage Control(s),Microwave,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Built-in Features,Chandelier,Double Vanity,Elevator,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Recreation Facilities,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`3" x 5`4"
Family Room	Main	17`3" x 10`4"
2pc Bathroom	Main	
Dining Room	Main	18`8" x 16`5"
Bedroom - Primary	Main	24`8" x 22`1"
Bedroom	Second	28`1" x 14`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`3" x 17`3"
Breakfast Nook	Main	19`10" x 10`10"
Laundry	Main	8`6" x 5`9"
Living Room	Main	26`4" x 20`1"
4pc Ensuite bath	Main	
Bedroom	Second	17`8" x 13`7"

**3pc Bathroom
5pc Ensuite bath**

**Second
Second**

**Bedroom - Primary
Office**
Legal/Tax/Financial

**Second
Second**

**19`6" x 14`1"
18`7" x 16`5"**

Condo Fee:
\$4,222

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8310913**

Remarks

Pub Rmks:

Excellent opportunity available with great upside potential in Eau Claire Estates. This unique, low rise penthouse is a 4000+ sq.ft. condo with 4 bedrooms and 3-1/2 baths with dual masters, one on the main level and one on the upper level. This executive penthouse comes with 4 parking spots in a dual tandem configuration and high end Thermador appliances. A highlight is the large, 500+ sqft, outdoor patio which opens to an inner courtyard. There are many amenities in this condo which include: 24 hr concierge / security service, central air, fitness facilities with a pool, hot tub, and gym, a putting green, a meeting room and a private outdoor patio area. Eau Claire condominiums is in close proximity to Prince's Island Park, Eau Claire Market, Chinatown, river pathways, and the new Superstore next door to Bow Valley College. Book a showing to see this special property; significant value (\$ 270 /sqft of living area) when you think about the space and amenities.

Inclusions:
Property Listed By:

**None
RE/MAX REAL ESTATE (CENTRAL)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













