



THE
A-TEAM

**RE/MAX
FIRST**

400 EAU CLAIRE Avenue #6501, Calgary T2P 4X2

MLS® #: **A2108206**

Area: **Eau Claire**

Listing Date: **02/18/24**

List Price: **\$1,785,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1995**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,705**
Low Sqft:
Ttl Sqft: **2,705**

DOM

91
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Penthouse**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, Private, Treed
Additional Parking, Garage Door Opener, Guest, Heated Garage, Owned, Parkade, Side By
Side, Titled, Underground**

Utilities and Features

Roof: **Flat Torch Membrane, Asphalt Shingle**
Heating: **Boiler, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Awning(s), Barbecue, Courtyard, Lighting, Private Entrance**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Warming
Drawer, Washer/Dryer Stacked, Water Softener, Window Coverings**
Int Feat: **Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, French Door, Kitchen Island, No Animal
Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	31`2" x 28`8"
Dining Room	Main	23`2" x 17`2"
Office	Main	13`1" x 9`2"
Bedroom - Primary	Second	18`10" x 13`6"

Room	Level	Dimensions
Kitchen	Main	13`2" x 12`4"
Bedroom	Main	20`6" x 18`3"
Foyer	Main	9`2" x 8`9"
6pc Ensuite bath	Second	22`9" x 14`10"

**2pc Bathroom
Laundry**

**Main
Main**

**8`6" x 6`9"
9`2" x 8`1"**

**4pc Ensuite bath
Balcony**
Legal/Tax/Financial

**Main
Second**

**12`0" x 8`7"
35`0" x 12`0"**

Condo Fee:
\$2,018

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9512180**

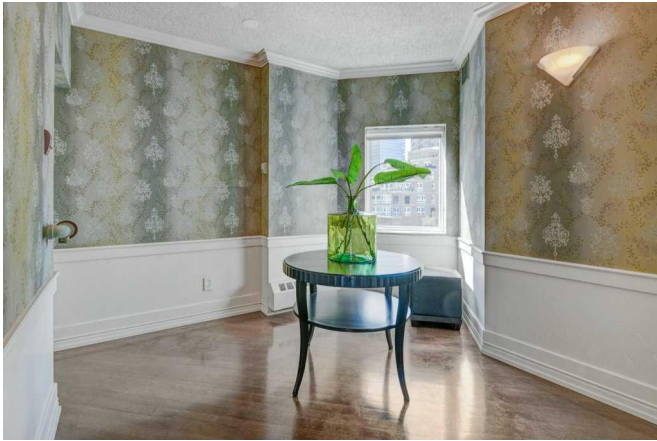
Remarks

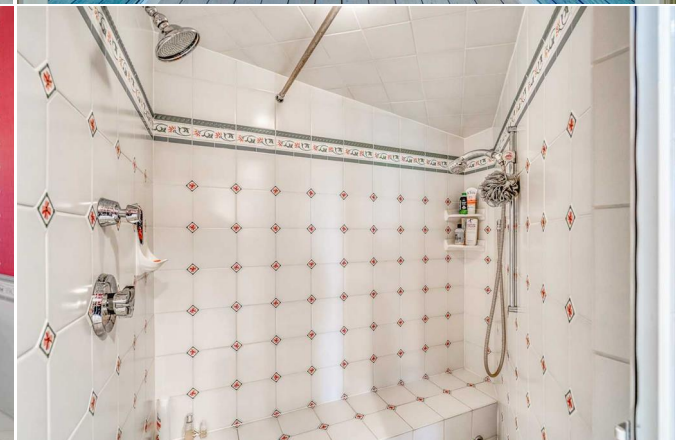
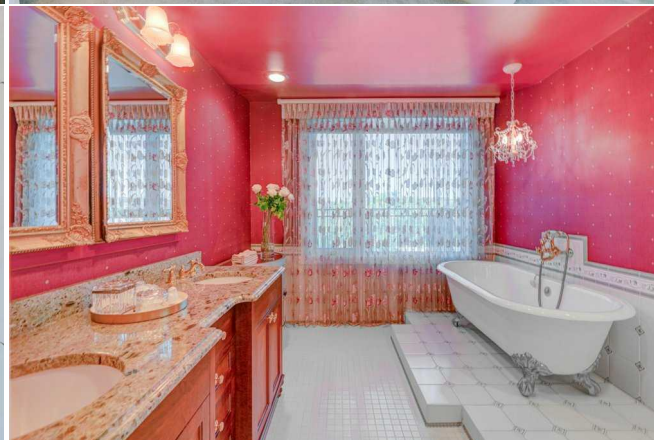
Pub Rmks: **Yes, these pictures belong to this Eau Claire Penthouse; there is a 900 sq. ft. private outside terrace with 2 outside awnings, BBQ, lots of space for entertaining and outdoor water access for all of your flowers on the deck. There is no one looking in on this unit. It is incredible with a level of luxury and convenience. The open-concept design and attention to detail, from the coffered ceilings, built-ins, to the dark finish-in-place oak hardwood floors, create an elegant atmosphere throughout the space. The space encompasses a seating area with the fireplace, and large dining room that can seat up to 12. The kitchen enjoys the same beautiful view from the raised heated dais and comes with a Sub-Zero fridge, gas cooktop, warming drawer, convection oven, dishwasher and two sinks. There is a main floor den and a large additional bedroom with ensuite. The master bedroom occupies the second level with an oversized master walk in closet. And the master ensuite itself, complete with extensive built-ins, city views and a luxurious ensuite bathroom with a claw foot tub and steam shower, offers a true sanctuary. The location, nestled along the banks of the Bow River and Prince's Island, offers a perfect blend of natural beauty and urban convenience. And with amenities like two secure parking spots next to the elevator which goes directly to your floor, bike storage, and all of the river pathways, easy access to downtown and a resident property manager; it seems like every need is taken care of. Overall, this penthouse suite sounds like a dream home with its combination of luxury, comfort, and breathtaking views. It's no wonder it's such a desirable property.**

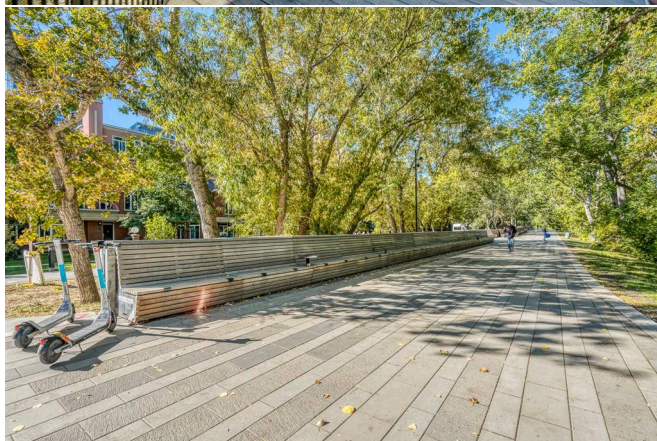
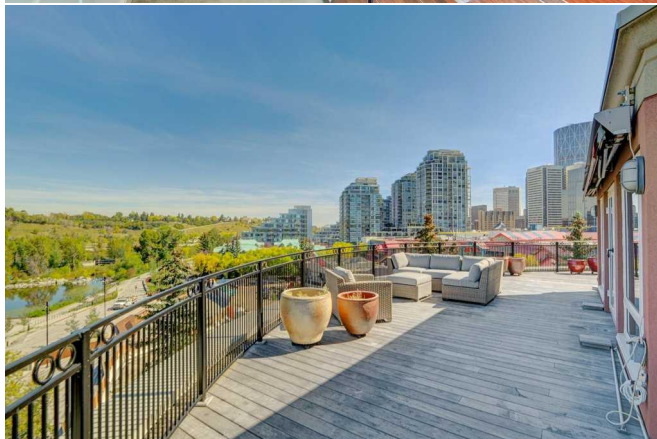
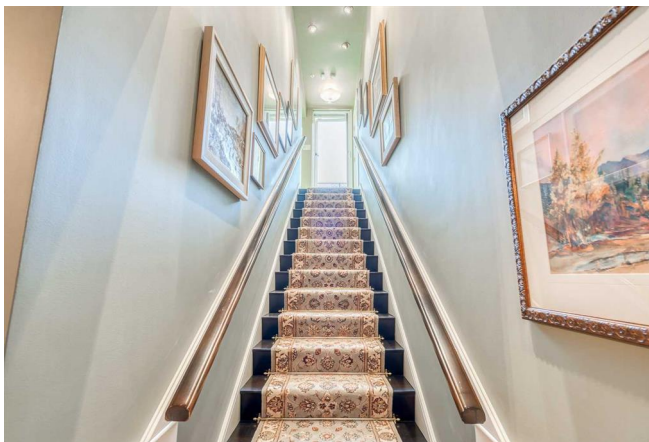
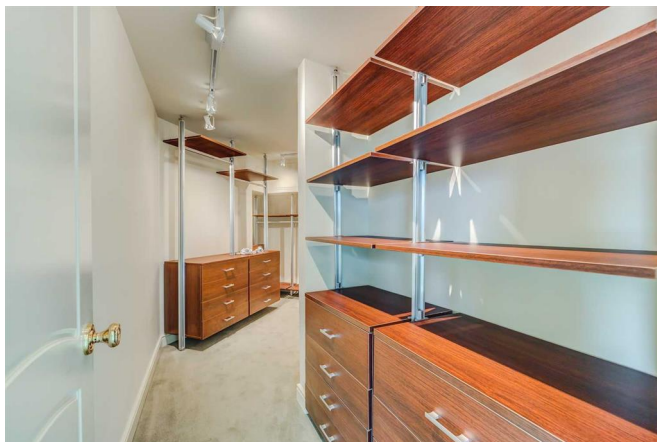
Inclusions:
Property Listed By: **3 bar stools
Royal LePage Solutions**

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



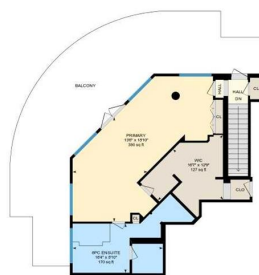






6501-400 Eau Claire Ave SW, Calgary, AB

Upper	Exterior Area 507.59 sq ft Interior Area 841.68 sq ft Excluded Area 1.47 sq ft
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PREPARED: 2023/09/16

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

6501-400 Eau Claire Ave SW, Calgary, AB

Main Floor	Exterior Area	1797.02 sq ft
	Interior Area	1705.50 sq ft



PREPARED: 2023/09/19

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