



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**500 EAU CLAIRE Avenue #602A, Calgary T2P 3R8**

MLS® #: **A2117316**

Area: **Eau Claire**

Listing Date: **03/31/24**

List Price: **\$499,900**

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: **1,767**  
Low Sqft:  
Ttl Sqft: **1,767**

DOM

**49**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

**Parkade,Titled,Underground**

Utilities and Features

Roof: **Metal**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Garden,Uncovered Courtyard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Elevator,Kitchen Island,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Living Room</b>	<b>Main</b>	<b>22`5" x 19`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 8`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`8" x 7`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 12`2"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>Dining Room</b>	<b>Main</b>	<b>20`2" x 10`6"</b>
<b>Nook</b>	<b>Main</b>	<b>16`6" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 14`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,904**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

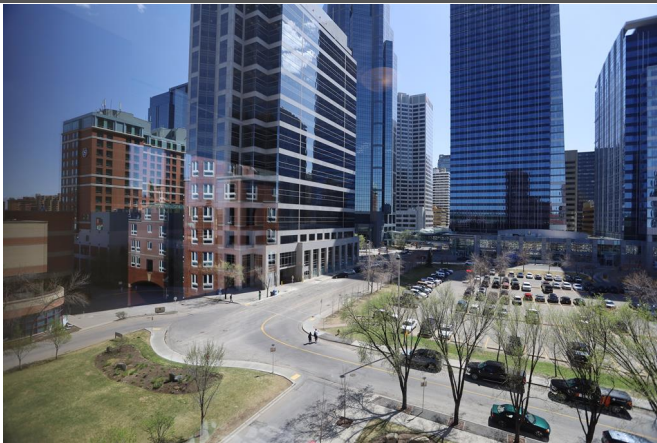
Legal Desc: **8310913**

Remarks

Pub Rmks: **Nestled along the banks of the Bow River is EAU CLAIRE ESTATES...one of the city's most iconic condo projects from world-renowned high-rise architects Skidmore, Owings & Merrill. Located in the 24-storey "A" tower, this 6th floor unit enjoys 2 bedrooms & 2 full baths, titled underground parking for 2 & expansive North/East/South views of the city skyline. Offering over 1700sqft of executive living, this beautiful condo features a wonderful living room with wall-to-wall windows, dining room with glistening tile floors & sun-drenched eat-in kitchen with loads of cabinet space & centre island with cooktop stove. The bedroom wing has 2 bedrooms & 2 full baths; the master has great corner windows with city views, walk-in closet & ensuite with double vanities & relaxing soaker tub. Large separate laundry room with full-size washer & dryer along with refuse chute. Tandem-style parking stalls for 2 cars in the secure & heated underground parkade, conveniently located close to the entrance. Monthly maintenance fees include heat, water-sewer, electricity & central air, plus access to the top-notch amenities: 24/7 concierge & service, onsite newly renovated health club with swimming pool, hot tub, exercise room & change rooms, underground carwash & residents bike storage, putting green, owners' lounge/games room with TV/pool table/kitchen, sun deck with BBQs & beautifully landscaped central courtyard. Luxurious collection of 10 brick & concrete towers with 1 or 2 homes per floor, offering the residents private or semi-private elevators. The "A" tower is the main building with 2 units per floor & direct access to the concierge & the amenities (pool, spa, gym, etc). Unbeatable location across from Prince's Island Park, with shopping, trendy restaurants & downtown attractions all located within a few blocks of your front door, as well as walking distance to the future Eau Claire LRT station of the highly-anticipated Green Line extension. An amazing opportunity you won't want to miss, to make your home in this highly-coveted residential community!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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



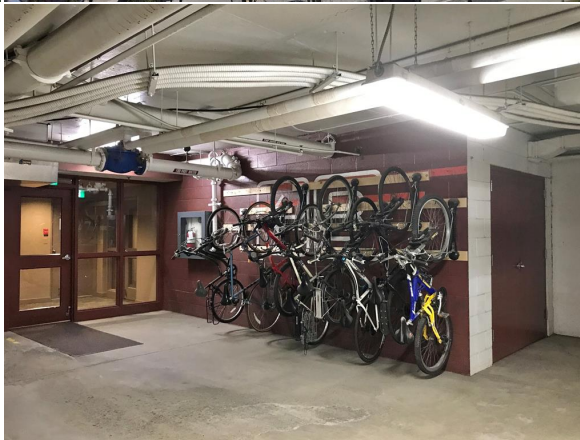
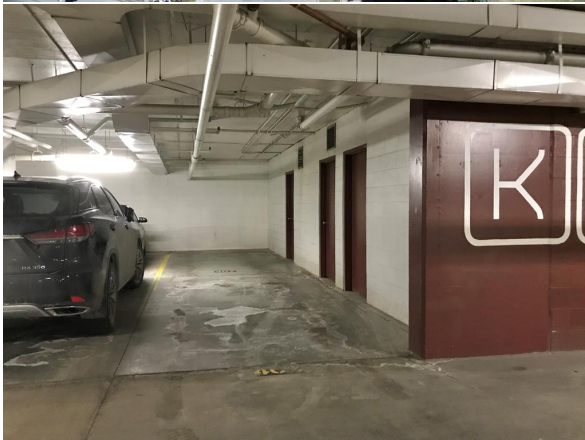




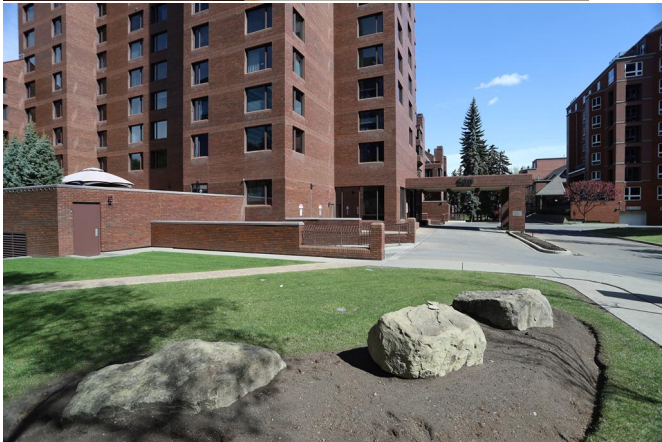
















**A602-500 Eau Claire Ave SW, Calgary, AB**

Main Floor Interior Area 1767.35 sq ft



PREPARED: 2023/05/06

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

