



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**500 EAU CLAIRE Avenue #1301D, Calgary T2P3R8**

MLS® #: **A2121564**

Area: **Eau Claire**

Listing Date: **04/10/24**

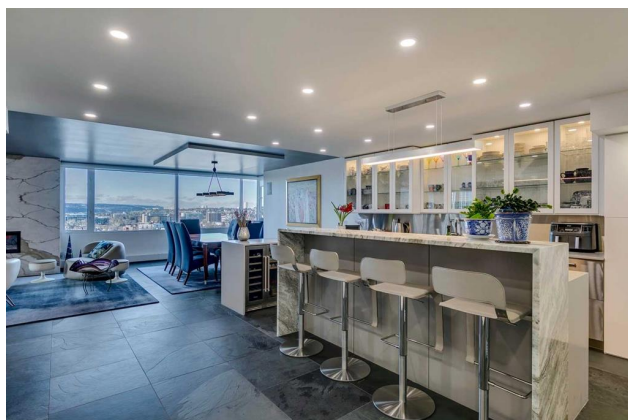
List Price: **\$1,225,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1983**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,013**  
Low Sqft:  
Ttl Sqft: **2,013**

Access:  
Lot Feat:  
Park Feat:

**Parkade**

DOM

**39**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Metal**  
Heating: **Baseboard,In Floor**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Garden,Lighting,Misting System,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Induction Cooktop,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Elevator,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>18`0" x 16`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`8" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`10" x 15`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`9" x 7`6"</b>
<b>Balcony</b>	<b>Main</b>	<b>23`10" x 17`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>20`8" x 20`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`8" x 4`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`10" x 15`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,936**

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

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

Legal Desc: **8310913**

Remarks

Pub Rmks: **WHAT A GORGEOUS PROPERTY! BEAUTIFULLY RENOVATED + UNMATCHED VIEWS + ONE OF THE BEST PRIVATE TERRACES IN EAU CLAIRE! This 2013 sq. ft. home has been renovated from top-to-bottom including a floor-to-ceiling quartz fireplace surround, an entertainer's kitchen with a full pantry wall, side-by-side 5' wide fridge/freezer, Miele induction cooktop, and double ovens. CUSTOM CABINETRY features soft-touch closure and integrated lighting. The open plan living space includes an open kitchen, dining and living space with extensive entertaining space plus a sunny corner reading nook and even comfortable placement of a baby grand piano! More custom cabinetry was designed by designer Jerilyn Wright for the living room and stays with the property. All of this is complemented by UNOBSTRUCTED VIEWS of western sunsets, eastern sunrises, and Prince's Island. You really need to see these views in person to fully appreciate how special they are! Expansive but tranquil, the primary bedroom includes a second fireplace and media wall, corner reading nook, walk-in closet, and 5-piece ensuite with stand-alone soaker tub and heated floors and heated towel racks for ultimate luxury. Sliding doors lead to your private outdoor oasis - a 400 SQ. FT. BALCONY with extensive mature plantings including full-size trees, multiple seating options, a fire table, and unobstructed views. Extra storage closets and Electrolux laundry are located in the private entrance hall to the primary suite. Around the corner, you will find a beautiful guest bedroom/den complete with a stunning view of morning skies and river pathways and a high-quality MURPHY BED with integrated storage and lighting. Nearby, you'll find the guest bathroom complete with steam shower. The suite includes REMOTE-CONTROL BLINDS THROUGHOUT including bedroom black-out blinds. All hallways and passages are extra wide allowing for excellent accessibility. TWO ELEVATORS GRACE YOUR ENTRANCEWAY AND ARE SHARED WITH ONLY ONE OTHER SUITE ON THIS FLOOR. With them, you can easily access your TITLED PARKING STALL (owner also rents a second stall for \$175/month via a transferrable agreement) and assigned storage room in the well-kept, secure, underground parkade complete with bike storage and car wash. Feel pampered and secure with 24/7 TWO-PERSON CONCIERGE AND SECURITY, and extra attentive service like suite checks while you travel and parcel handling. Add AN INDOOR SPA WITH POOL, hot tub and gym, some of the largest PRIVATE GROUNDS and residents' sun decks in Eau Claire, a billiards room, putting green and community garden plots. Leaving your private oasis, you're JUST STEPS AWAY FROM INVITING RIVERSIDE PATHWAYS AND PRINCE'S ISLAND park space with the award-winning River Café, and additional restaurants, shopping and amenities within easy walking distance. This one ticks all the boxes: PERFECT RIVER-FRONT LOCATION, OPEN, AIRY, 100% RENOVATED, A BESPOKE OUTDOOR TERRACE OF YOUR OWN, AND EXTENSIVE AMENITIES! Call to book a showing today!**

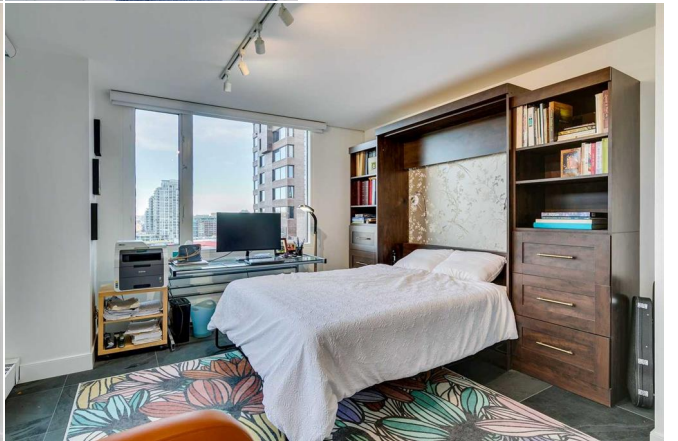
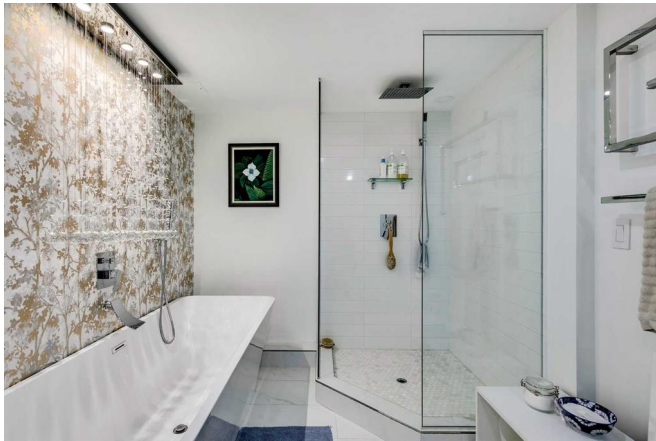
Inclusions: **3 custom designed, stone-topped cabinets in great room; fire table; outdoor heater**

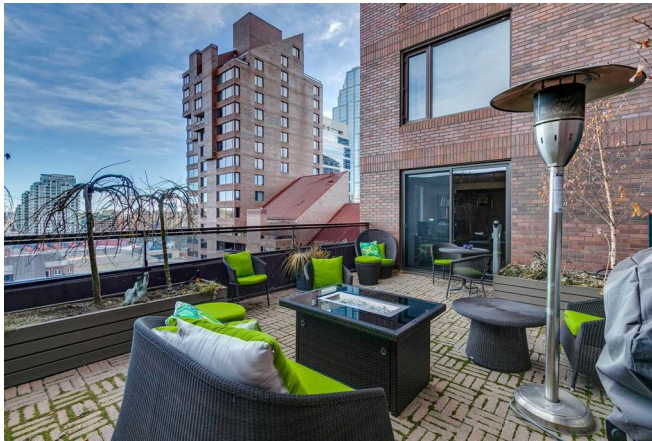
Property Listed By: **Real Estate Professionals Inc.**

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











01301, 500 EAU CLAIRE AVE SW, CALGARY  
MAIN - 2013.52 Sqft / 187031 sq2  
BMC TOTAL - 2013.52 Sqft / 187031 sq2  
CONVENTIONAL CONDO  
\*RECORD MEASUREMENTS TAKEN  
PAINT TO WHITE



#### Eau Claire Estates - 500 Eau Claire Avenue 13050 Eau Claire Estates

##### Eau Claire Estates Amenities and Services

- 24/7 concierge and security services with two personnel on staff at all times
- Comprehensive concierge services, including suite inspections when you are out of town
- Full-time onsite property manager and full-time assistant manager
- Indoor spa with sun-filled swimming pool and spa as well as recently renovated change rooms
- New fitness equipment in the adjacent and well-equipped fitness room
- Newly installed golf putting green
- Spacious residents' sun patio with BBQ and picnic areas
- Private courtyard grounds with ample landscaping, water features and seasonal decorations. Raised beds are also available for resident's use.
- Lounge/ games room with billiards, TV, seating and kitchenette
- Daily dry cleaning pick-up/drop-off
- Package deliveries easily handled via concierge
- Car wash in the parkade
- In-suite garage/shops
- On-site recycling and composting
- Bike storage in the parkade
- Semi-private elevator throughout
- Condo fees include heat, electricity, water, sewer, air conditioning & all exterior and common area maintenance
- Very clean parkade with daily floor cleaning during wet or slushy weather
- All balconies and common areas cleaned daily
- Windows cleaned twice a year

Also, a significant update of various common areas is underway and is expected to further enhance the parkade and common spaces in the coming months.

##### Neighbourhood Amenities

- Great restaurants including River Café, on Prince's Island (rated as one of Canada's Best 100 Restaurants) and perfect afternoon tea spot - Hutch Café
- Many more renowned restaurants throughout downtown
- Calgary Film Festival movies and full at nearby Eau Claire Market
- Beautiful walking and biking trails along the Bow River and interconnected to the extensive Calgary pathway system are accessible right outside your front door
- Downtown Jack Singer Hall, the iconic Calgary library, and Studio Bell: Home of the National Music Centre offer extraordinary culture events and concerts
- Easy, scenic walking to Sunridge and the 10th Street array of local shops and restaurants. For example, Vero Dining Modern is a feast of the open canal before heading up the hill to the Jubilee Auditorium for the Calgary Opera and other excellent cultural events
- A short walk, bike or car ride to the east offers our neighbours' Elmer Foundation contemporary art exhibitions along with numerous local galleries, libraries and bookshops
- Headline sports, concerts and conventions at the nearby BMO Centre and Stampede Park
- Easy summer concert attendance (think Calgary Folk Music Festival) at beautiful Prince's Island
- Spectacular fireworks on display from your living room, such as for Calgary's 2023 New Year's Eve Celebration
- And so many more nearby places to explore by foot, on bike or by car from this convenient and scenic central location

