

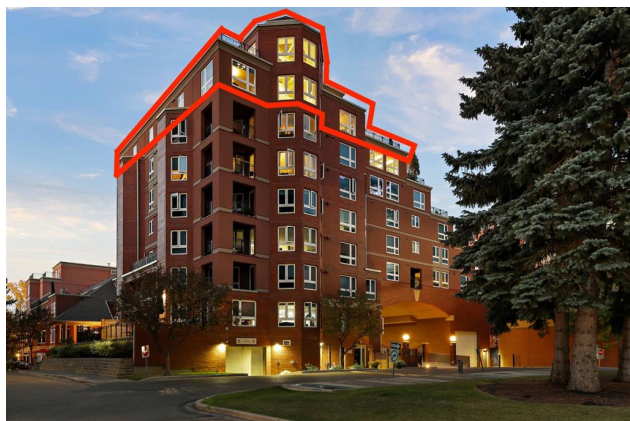


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**400 EAU CLAIRE Avenue #1801, Calgary T2P4X2**

MLS®#: **A2132204**      Area: **Eau Claire**      Listing Date: **05/15/24**      List Price: **\$4,750,000**  
 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: **5,255**  
 Low Sqft:  
 Ttl Sqft: **5,255**

DOM

**333**  
Layout  
 Beds: **3 (3 )**  
 Baths: **4.0 (3 2)**  
 Style: **Apartment-Penthouse**

Parking

Ttl Park: **3**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:      Heating: **Baseboard,Forced Air,Natural Gas**      Construction: **Brick,Concrete,Stucco**  
 Sewer:      Ext Feat: **Balcony,Courtyard,Garden,Lighting**      Flooring: **Carpet,Hardwood,Tile**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Wine Refrigerator**      Water Source:  
 Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Elevator,French Door,Granite Counters,High Ceilings,Kitchen Island,Pantry,Primary Downstairs,Recessed Lighting,Recreation Facilities,Smart Home,Soaking Tub,Stone Counters,Storage,Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**      Fnd/Bsmt:

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`0" x 17`2"	Kitchen	Main	12`5" x 11`8"
Dining Room	Main	16`9" x 13`11"	Breakfast Nook	Main	16`2" x 12`10"
Other	Main	13`0" x 9`0"	Family Room	Main	13`11" x 13`0"
Bedroom - Primary	Main	20`8" x 16`10"	Laundry	Main	18`11" x 10`6"
5pc Ensuite bath	Main	25`0" x 11`0"	Office	Main	13`8" x 9`10"
Bedroom	Main	11`5" x 8`11"	Bedroom	Main	11`5" x 10`4"

<b>Foyer</b>	<b>Main</b>	<b>10`6" x 6`9"</b>	<b>Den</b>	<b>Main</b>	<b>10`11" x 9`9"</b>
<b>Office</b>	<b>Main</b>	<b>10`6" x 9`7"</b>	<b>Storage</b>	<b>Main</b>	<b>13`5" x 4`1"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>18`3" x 7`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`9"</b>
<b>5pc Bathroom</b>	<b>Main</b>	<b>12`3" x 5`3"</b>	<b>Game Room</b>	<b>Upper</b>	<b>116`10" x 12`5"</b>
<b>Exercise Room</b>	<b>Upper</b>	<b>15`11" x 9`1"</b>	<b>Furnace/Utility Room</b>	<b>Upper</b>	<b>13`8" x 5`5"</b>
<b>Storage</b>	<b>Upper</b>	<b>26`10" x 5`0"</b>	<b>3pc Bathroom</b>	<b>Upper</b>	<b>10`0" x 6`5"</b>
<b>Loft</b>	<b>Upper</b>	<b>13`8" x 11`10"</b>	<b>Media Room</b>	<b>Upper</b>	<b>16`9" x 12`6"</b>
<b>Other</b>	<b>Upper</b>	<b>13`0" x 7`0"</b>	<b>2pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 3`2"</b>

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$4,310</b>	<b>Fee Simple</b>	<b>DC (pre 1P2007)</b>
	Fee Freq:	
	<b>Monthly</b>	

Legal Desc: **9512180**

Remarks

Pub Rmks: **Experience the pinnacle of luxury living at the Penthouse in Prince's Island Estates, situated in the heart of the city along the peaceful banks of the Bow River. This exceptional residence offers proximity to a range of amenities, including upscale shops, fine dining establishments, theaters, parks, and scenic pathways. Enter this lavish home through your own private elevator entrance, where you'll be welcomed by a bright and spacious living area featuring vaulted ceilings and expansive windows that fill the space with natural light and stunning views. The living room, sunlit office, and elegant dining area are graced with impeccably heated hardwood floors. The kitchen, perfect for culinary enthusiasts, features solid wood cabinetry, high-end appliances, dual dishwashers, and a charming breakfast nook with a custom-built table. A full bar leads to the formal dining room, creating an ideal setting for indoor and outdoor gatherings on the sprawling terrace accessible from both the nook and dining area. The primary suite is a serene retreat with a two-story sitting area framed by large windows overlooking lush treetops. Relax in the deep soaker tub or refresh under the double shower in the primary ensuite. The ensuite seamlessly connects to the walk-in closet and dressing room, complete with a spacious island and integrated laundry area. Completing the main level are two additional bedrooms, a welcoming office, and a cozy den. The North loft boasts a fitness area, a bathroom with a steam shower, and a large patio with a relaxing hot tub where you can unwind while enjoying city views. On the South side, a loft with 16-foot vaulted ceilings houses the media room, a comfortable lounge, and a well-appointed wet bar. Two expansive patios offer panoramic views in every direction. This condominium is equipped with a cutting-edge Control4 system for managing lighting, blinds, and audio, as well as an alarm system, Hubbardton Forge lighting fixtures, and three reserved underground parking spaces. Don't miss this extraordinary opportunity to own an estate condominium in one of Calgary's most prestigious communities.**

Inclusions: **Hot tub, kitchen table, dining table, TVs, remote blinds in living room and master bedroom**  
Property Listed By: **Century 21 Masters**

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

