



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**400 EAU CLAIRE Avenue #8102, Calgary T2P 4X2**

MLS®#: **A2145822**

Area: **Eau Claire**

Listing Date: **07/03/24**

List Price: **\$513,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 10-Sep**

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: **1,064**  
Low Sqft:  
Ttl Sqft: **1,064**

DOM

**75**  
Layout  
Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Enclosed,Heated Garage,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **See Remarks**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Soaking Tub,Stone Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 7`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`8" x 5`11"</b>
<b>Other</b>	<b>Main</b>	<b>8`7" x 4`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 17`7"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`7" x 5`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`5" x 12`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`9" x 8`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$851**

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

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

Legal Desc: **9512180**

Remarks

Pub Rmks: **Welcome to exclusive Prince's Island Estates in the heart of Eau Claire - this renovated, ground floor Garden Bungalow executive suite with 9' ceilings offers a private use, gated & fenced patio with garden area, fronting onto large mature spruce trees. Updated with wide-plank hardwood floors, new designer lighting & gorgeous sleek kitchen with waterfall stone counter tops, stainless steel appliances and ample cabinets. The main living area is open & spacious and offers a cozy gas fireplace in the living room, plantation shutters throughout, dining area overlooking the breakfast bar. The bedroom easily accommodates a king-sized bed, walk through closet leads to 4 pc ensuite bath. There is another full bath, laundry room and rear suite access to the heated underground parkade (titled parking stall and storage locker included) - so convenient! Quality is abundant in this concrete building with onsite property manager, car wash bay, 27 indoor visitor parking stalls, gas BBQ line to your patio & gated courtyard, unit electricity included in your condo fee. The location has all you need - walkable to all that downtown has to offer, Peace Bridge, Prince's Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway - your outdoor enjoyment is a moment away! The building is pet-friendly, with 2 pets allowed per unit (with board approval, size restrictions). Call to view Today!**

Inclusions: n/a  
Property Listed By: **RE/MAX Realty Professionals**

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



























