



THE
A-TEAM

**RE/MAX
FIRST**

650 EAU CLAIRE Avenue #402, Calgary T2P0L2

MLS® #: **A2149294** Area: **Eau Claire** Listing Date: **08/04/24** List Price: **\$1,280,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Additional Parking,Concrete Driveway,Heated Driveway,Parkade,Titled,Underground

Finished Floor Area

Abv Sqft: **1,703**
 Low Sqft:
 Ttl Sqft: **1,703**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Parking

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

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil,High Efficiency,Fireplace(s),Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Lighting**

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

Kitchen Appl: **Dishwasher,Garburator,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`10" x 15`9"
Kitchen	Main	12`10" x 11`8"
Bedroom - Primary	Main	13`6" x 12`6"
3pc Bathroom	Main	8`3" x 7`10"
Laundry	Main	8`11" x 6`6"
Balcony	Main	31`6" x 8`9"

Room	Level	Dimensions
Dining Room	Main	17`3" x 10`3"
Breakfast Nook	Main	14`11" x 9`10"
Bedroom	Main	13`0" x 10`2"
5pc Ensuite bath	Main	11`5" x 9`6"
Foyer	Main	11`6" x 5`4"
Balcony	Main	11`0" x 8`0"

Condo Fee:
\$921

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0712113**

Remarks

Pub Rmks: **Wonderfull downtown living in a penthouse unit located in the prestigious "Princeton Grand/Cityview". The Eau Claire community borders the Bow River and Pathway system. A gate from the courtyard takes you directly out onto the pathways! Secure and private living space is provided by this 12 unit 4 storey concrete building that says welcome home from the minute you step into the building. When you step in this luxurious home you are greeted by a spacious foyer area offering a walk-in closet and then warm hardwood flooring extending through to the other areas of the home with 10 foot high ceilings adding to the spacious feel. Note all of the furniture and paintings that set the comfortable feel, as they are included in the sale of this property (Some are Antiques). The kitchen area features bright white cabinets, Granite counters, SS appliances and a large Breakfast nook area currently set up as a small family room that leads out to a deck with glass rails to enjoy that morning coffee! The living/dinning room area says it all with a curved wall of windows providing wonderful light filled rooms that feature 12 foot ceilings, a stunning gas fireplace, ample space for entertaining and of course access to the front balcony with glass railings that runs across almost the entire front of the unit and provides a nice downtown view. The primary bedroom features a raised 12 foot ceiling and direct access to the front balcony as well! Enjoy a spacious 5 piece ensuite bath that offers a deep soaker tub, large glass tiled shower, 2 sinks in the granite counter top and leads into a large walk in closet that provides exceptional space for all the clothes! There is also a second bedroom that features 10 foot ceilings and provides double closets for your convenience. With 2 heated and titled parking spaces, 1 storage room, 2 full baths, 2 bedrooms and 2 outdoor deck spaces, this large top floor living space is a gem waiting to be yours. This property is being offered as a turn key living space with all furniture, paintings, appliances dishes etc included in the sale. Just move right in!**

Inclusions: **All additional Chattles, Furniture, Paintings , Kitchen appliances, dishes, and other items in the unit.**

Property Listed By: **RE/MAX Landan Real Estate**

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