



THE
A-TEAM

**RE/MAX
FIRST**

500 EAU CLAIRE Avenue #1301D, Calgary T2P 3R8

MLS®#: **A2151893**

Area: **Eau Claire**

Listing Date: **08/06/24**

List Price: **\$1,085,000**

Status: **Active**

County: **Calgary**

Change: **-\$55k, 03-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **2,003**

Low Sqft:

Ttl Sqft: **2,003**

DOM

43

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Induction Cooktop, Washer/Dryer Stacked, Window Coverings**

Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	7`4" x 4`11"	5pc Ensuite bath	Main	11`9" x 7`6"
Balcony	Main	24`1" x 17`2"	Bedroom	Main	12`4" x 17`2"
Dining Room	Main	13`10" x 16`8"	Kitchen	Main	12`1" x 19`5"
Living Room	Main	23`1" x 21`11"	Bedroom - Primary	Main	20`1" x 14`11"
Walk-In Closet	Main	5`11" x 7`6"			

Legal/Tax/Financial

Condo Fee:
\$1,936

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8310913**

Remarks

Pub Rmks: **Welcome to Exceptional Executive living in highly desirable Eau Claire Estates. This beautifully renovated over 2,000 sq ft, 2-bedroom, 2 bathroom apartment with huge private patio and stunning West facing views of the Bow river, the Rocky Mountains, Prince's Island park, the Peace Bridge and gorgeous East facing views from the private patio of the river valley is truly fabulous. This open concept contemporary condo with high ceilings, elegant lighting and tile flooring, and numerous windows offers a huge Primary bedroom that opens to the exceptional private patio with an additional fireplace, a spacious ensuite with heated towel racks and floors, large soaker tub, huge walk-in shower, and walk-in closet. A conveniently located laundry with additional closets is in the private hallway behind the double doors to the primary suite. A second bedroom/office features a Murphy bed with integrated storage and lighting and also has access to the patio. The second bathroom with steam shower, heated floors and mirror is adjacent to the second bedroom. The stunning chefs kitchen features a quartz island with waterfall feature, Meile appliances including double ovens, and commercial grade see through fridge, exceptional cabinetry with automatic lighting upon opening, hidden pop up stainless electrical outlets, and a FULL WALL of additional pantry cabinetry adjacent to the island. The stunning West facing dining room is an entertainers dream overlooking the Bow River, Peace Bridge, and Rocky Mountains. The living room is centered by the exceptional floor to ceiling quartz fireplace with built in television, reading nook, and room for a grand piano. With extra wide hallways, high-end remote-control blinds and black out blinds in both bedrooms, as well as private elevator access shared with only one other owner; this is luxurious self-contained condo living at its best. There are numerous amenities available with this condo including 24-hour concierge/security service, suite checks while you travel and parcel handling, fitness facilities including a newly renovated pool area with elevator access for those with mobility issues, hot tub, gym, putting green, meeting room, Billiard room, and community garden plots, as well as private outdoor patio and courtyard. Also included is titled secure parking, complete with bike storage, car wash and private assigned storage room. Within close proximity to Prince's Island Park, award winning River Café, as well as numerous other shops and restaurants, the river pathways, trendy Kensington, and Chinatown, this is an exceptional opportunity for luxurious lock and leave living.**

Inclusions: **3 lower custom cabinets in living space, outdoor heater**
Property Listed By: **RE/MAX Realty Professionals**

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