



THE
A-TEAM

**RE/MAX
FIRST**

400 EAU CLAIRE Avenue #8406, Calgary T2P 4X2

MLS®#: **A2161483**

Area: **Eau Claire**

Listing Date: **08/29/24**

List Price: **\$574,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 20-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area

Abv Sqft: **1,072**

Low Sqft:

Ttl Sqft: **1,072**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

72

Layout

Beds: **2 (2)**

Baths: **1.5 (1 1)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Built-In Electric Range,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`11" x 12`8"	Kitchen	Main	13`10" x 10`1"
Living Room	Main	15`1" x 12`9"	Bedroom - Primary	Main	22`3" x 15`7"
Walk-In Closet	Main	7`11" x 5`0"	4pc Bathroom	Main	10`11" x 6`0"
Bedroom	Main	12`7" x 9`9"	Foyer	Main	7`4" x 5`11"
2pc Bathroom	Main	5`5" x 5`3"	Laundry	Main	3`2" x 3`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$857

Fee Simple

DC (pre 1P2007)

Fee Freq:
Monthly

Legal Desc: **9512180**

Remarks

Pub Rmks: **EXECUTIVE CONDO LIVING IN EAU CLAIRE!! This very desirable, professionally run building is located on the river and just beside the exciting redeveloping Eau Claire. This renovated condo just under 1100 sq ft is exactly what you have been looking for. Walk into the beautiful open concept main living space. Lots of room for a formal eating area, massive renovated kitchen with quartz countertops, big island to work on, a large living room with a gas fireplace and tons of natural light. Two very large bedrooms, giving tons of personal space. The ensuite off the master you certainly don't want to miss. Insuite laundry. Extra storage. Underground secure parking. Full time onsite condo property manager. Steps to all sorts of food, shopping , restaurants, banking and so much more. Be in the action without being part of the action in this gated professional condo building.**

Inclusions: **Portable A/C**
Property Listed By: **RE/MAX Realty Professionals**

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









