



THE
A-TEAM

**RE/MAX
FIRST**

400 EAU CLAIRE Avenue #1505, Calgary T2P 4X2

MLS®#: **A2163336** Area: **Eau Claire** Listing **09/09/24** List Price: **\$1,249,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$20k, 26-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1996**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **2,084**
 Low Sqft:
 Ttl Sqft: **2,084**

DOM

74
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Construction:
Brick
 Flooring:
Carpet,Ceramic Tile
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Beamed Ceilings,Bookcases,Built-in Features,Closet Organizers,Double Vanity,Elevator,Granite Counters,Jetted Tub,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 7`0"	3pc Ensuite bath	Main	8`6" x 5`11"
5pc Ensuite bath	Main	13`6" x 10`1"	Bedroom	Main	14`3" x 11`9"
Bedroom	Main	14`3" x 10`5"	Dining Room	Main	12`9" x 10`10"
Foyer	Main	8`10" x 7`10"	Kitchen	Main	9`0" x 11`10"
Living Room	Main	31`9" x 26`11"	Bedroom - Primary	Main	14`3" x 15`6"
Walk-In Closet	Main	9`2" x 5`11"			

Legal/Tax/Financial

Condo Fee:
\$1,599

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9512180**

Remarks

Pub Rmks: **Welcome to your stunning executive one level condo in Princess Island Estates! This gorgeous home boasts almost 2100 square feet, of exquisite living space with air conditioning and 3 very spacious bedrooms, 3 bathrooms, vinyl plank flooring, neutral tones, coffered ceilings and full windows across the main floor! A bright open space with two living areas and so much space to entertain or relax. So much space that they created two living areas in it! From the moment you enter you notice the big open foyer with space to welcome guests or say a lingering goodbye. The long beautiful hallway greets you with stunning vinyl plank flooring with modern flair, a very open concept and grand living space with two thoughtfully designed living areas to entertain or enjoy with family. Shutters around all of the windows that encase the entire main floor and let in so much natural light. A timeless gas fireplace is perfect for those cozy nights in and you have not one, but 2 decks off of each side of the main floor to enjoy the outdoor space and starry nights or a firepit with family. This absolute gem has 3 bedrooms and 3 bathrooms and over 2200 square feet of living - giving you a large home feel all on one level. The kitchen has white cabinetry with stainless steel appliances, granite countertops and Electric stove with the ability to convert to gas. A large dining area off the kitchen allows for any size dining table with built in cabinetry and places for more dining-ware. The primary bedroom is a very good size and has a huge walk in closet and gorgeous 5pc spa-like ensuite with steam shower, soaker tub wand dual vanity. The 2nd bedroom is a large size as well and has the use of the 2nd 3pc bath beside with large shower, vanity and is located right beside the bedroom or for guests to use if they need as well. The third bedroom is generous and can double as an office and guest room if needed as it includes a built in MURPHY BED and desk. An additional 2pc powder room and laundry room finish the space. This luxury living does not come along often. These prestigious suites are located right off of Princess Island Park, the river and gorgeous pathways that Calgary has to offer allowing for the best landscape and walking paths and restaurants within walking distance and right outside your door. It is also directly beside the former YMCA which is now planned to be a very prestigious Athletic Club which will continue to enrich the value of this great building and resale. The building specifically has a full time Building Manager, high security, tons of underground visitor parking, car wash station and so much more. Come and see it to appreciate. These do not come up often. Dont wait!**

Inclusions:
Property Listed By: **Murphy Bed in Office/Den
Real Broker**

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











