



THE
A-TEAM

**RE/MAX
FIRST**

400 EAU CLAIRE Avenue #1704, Calgary T2P 4X2

MLS®#: **A2164704** Area: **Eau Claire** Listing Date: **09/12/24** List Price: **\$769,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,162**
 Low Sqft:
 Ttl Sqft: **1,162**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

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

Access:

Lot Feat:
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Courtyard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Chandelier,Double Vanity,French Door,Kitchen Island,No Smoking Home,Open Floorplan,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	9`1" x 5`6"
Bedroom	Main	9`0" x 16`3"
Foyer	Main	4`8" x 14`7"
Living Room	Main	14`1" x 12`5"
Walk-In Closet	Main	10`3" x 4`6"

Room	Level	Dimensions
4pc Bathroom	Main	10`2" x 5`3"
Dining Room	Main	15`5" x 12`7"
Kitchen	Main	10`11" x 17`2"
Bedroom - Primary	Main	23`11" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$930

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9512180**

Remarks

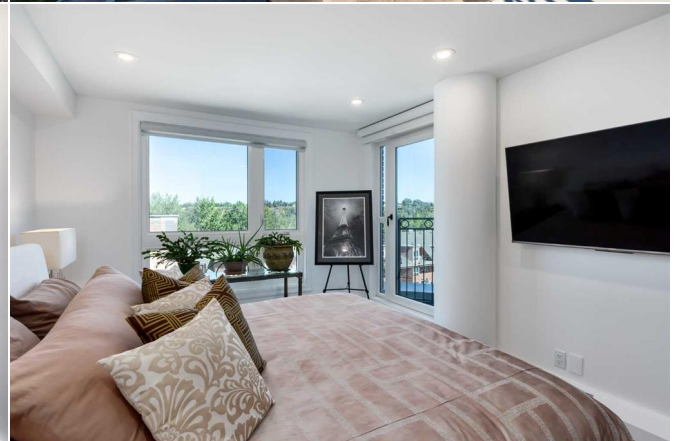
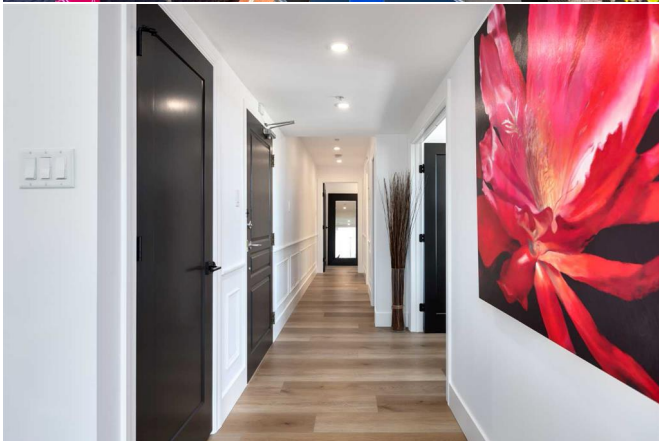
Pub Rmks: ****Check out the VIDEO TOUR!** An EXTRAORDINARY opportunity to own a completely reimagined MASTERPIECE in the prestigious Prince's Island Estates, a premier address nestled in the heart of Eau Claire—Calgary's most sought-after downtown neighborhood. This LUXURIOUS residence, fully transformed, seamlessly marries modern ELEGANCE with an expansive outdoor private terrace, offering a RARE chance to indulge in al fresco living amidst a condominium setting. With 1,162 sq. ft. of OPULENT living space, this executive 2-bedroom, 2-bathroom residence exudes contemporary refinement and comes equipped with LUXURY VINYL PLANK floors, custom automatic blinds and air conditioning for year-round comfort. The chef-inspired designer CUSTOM KITCHEN is a culinary dream, boasting a massive center island, exquisite quartz countertops, custom white shaker cabinetry, a deep farm sink, paneled high-end appliances including a wine fridge, an induction range, and color-changing LED under-cabinet lighting—PERFECT for both everyday enjoyment and entertaining. Retreat to the tranquil primary bedroom, where you'll find a spacious walk-in closet and a lavish 4-piece ensuite, featuring a gorgeous vanity sink and modern dual faucets, an oversized glass-enclosed shower and designer fixtures that evoke a spa-like AMBIANCE. Next to the main living area lies the entrance to the second bedroom, a versatile space offering endless possibilities. Whether utilized as a home office/gym or transformed into a welcoming guest retreat for visiting loved ones, this room embodies the essence of modern flexibility and convenience. The main bathroom in this residence has been fully renovated and outfitted with the finest material finishes, the space boasts polished quartz countertops, sleek custom cabinetry, and floor-to-ceiling designer tiles. The centerpiece is a deep soaking tub, perfect for unwinding after a long day, complemented by a rainfall showerhead for a TRULY indulgent experience. Unwind on the MASSIVE terrace or through your large panoramic windows, where breathtaking views of the Downtown skyline and Prince's Island Park unfold before you. Steps away are the FINEST amenities, from park pathways, top-tier restaurants, and entertainment venues, Plus 15s, and annual cultural festivals. This STUNNING residence, with over \$200K in meticulous renovations, is located within the secure, gated confines of Prince's Island Estates—an EXECUTIVE luxury condominium complex featuring a serene courtyard. The building offers ample underground visitor parking, a car wash, bicycle storage, an onsite manager, and some of the LOWEST condo fees per square foot in the area—which includes ALL UTILITIES. Your new home includes TWO titled, heated underground parking spaces and an additional assigned storage unit. Notably, the unit is one of the few in the complex with its own air conditioning, ensuring ULTIMATE comfort throughout the year. INDULGE in a lifestyle of UNPARALLELED LUXURY—schedule your PRIVATE TOUR TODAY!!**

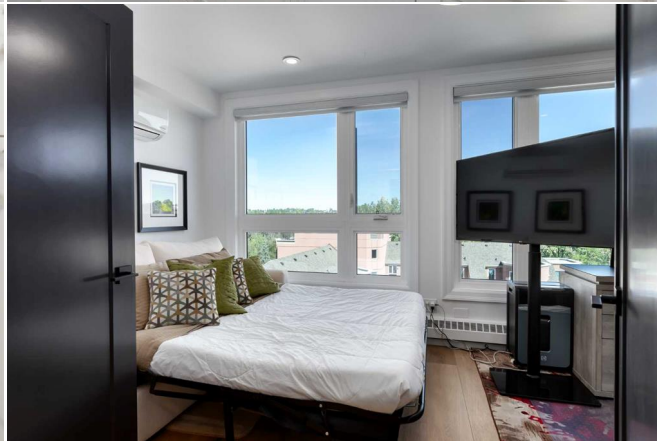
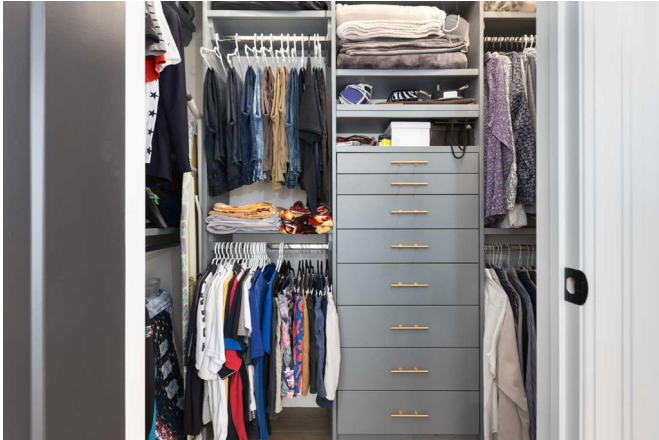
Inclusions: **TV Wall Mount(s), Wall Unit Air Conditioner Remote(3)**
Property Listed By: **MaxWell Capital Realty**

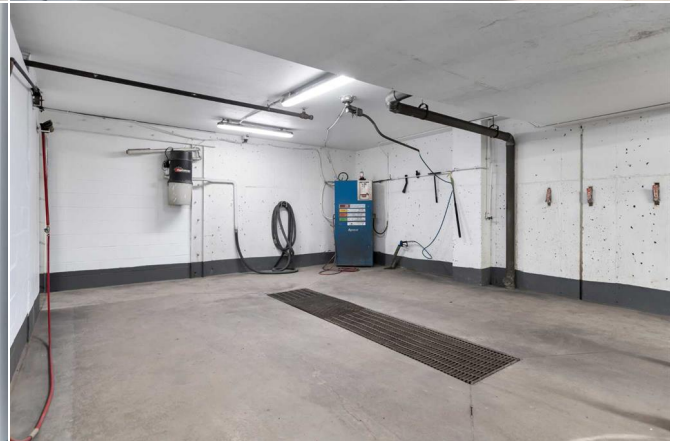
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

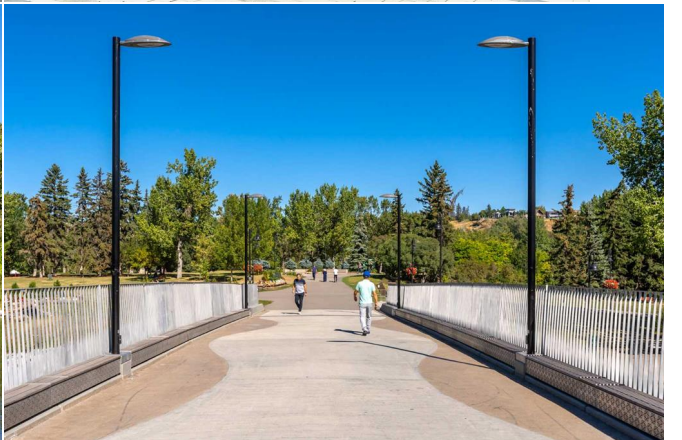












1704-400 Eau Claire Ave SW, Calgary, AB

Main Floor Interior Area 1182.25 sq ft



PREPARED 2024/06/07



While regions are excluded from total floor area in GEMSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.