



THE
A-TEAM

**RE/MAX
FIRST**

500 EAU CLAIRE Avenue #202C, Calgary T2P 3R8

MLS®#: **A2164829**

Area: **Eau Claire**

Listing Date: **09/11/24**

List Price: **\$598,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,745**
Low Sqft:
Ttl Sqft: **1,745**

DOM

8
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Parkade, Secured, Titled, Underground

Utilities and Features

Roof: **Metal**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Courtyard, Garden**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`0" x 13`0"
Living Room	Main	25`6" x 20`2"
Entrance	Main	12`0" x 4`0"
Walk-In Closet	Main	8`0" x 5`8"
Bedroom	Main	13`9" x 12`5"
Laundry	Main	8`6" x 6`4"

Room	Level	Dimensions
Breakfast Nook	Main	11`11" x 6`5"
Dining Room	Main	10`11" x 9`11"
Bedroom - Primary	Main	19`5" x 12`5"
3pc Ensuite bath	Main	11`5" x 7`11"
4pc Bathroom	Main	8`6" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,872

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

8310913

Remarks

Pub Rmks:

Amazing space and exceptional value is yours to enjoy at Eau Claire Estates! At nearly 1750 SF, this 2 bdrm, 2 full bath suite, with a full unit length courtyard patio, is sure to impress. Fall in love with the gracious floor plan, offering engineered wood floors throughout and full air conditioning, a large entrance, huge living room/dining room with upgraded gas fireplace, bright south exposure windows overlooking the treed street and urban skyline views. The spacious eat-in kitchen showcases a centre island, white cabinets for a clean, contemporary look & newer appliances, including newer stainless steel Subzero fridge, cook top range & wall oven. Primary bdrm with walk in closet easily accommodates king-sized furniture, ensuite offers a large-walk in shower, plus there is a spacious balcony located off the bedroom, overlooking the beautifully manicured courtyard. The 2nd bdrm (also with access to the large balcony) offers custom built-in shelves/organizers for a flexible space (den/office or second bedroom), 4 pc main bath and in-suite laundry room completes the floor plan. TWO titled tandem parking stalls are also included, as well as all furnishings in the suite. Eau Claire Estates offers the luxury lifestyle condo living you've been dreaming of - prepare to be swept off your feet! Showcasing THE BEST, unparalleled amenities and conveniences - on-site management, 24 hr concierge service, on-site newly renovated health club with indoor swimming pool, hot tub, exercise rm & change rooms, putting green, car wash bay, bike storage, south side sun deck adjacent to the owners lounge with full kitchen, raised garden spaces you can book, BBQ's and picnic tables, gorgeous central courtyard & of course a premier location in beautiful Eau Claire - so much to enjoy everyday! Steps to the Bow River pathway & 1 block to the +15 downtown walkway network, a short walk to the Peace Bridge and across the river to Kensington shops, restaurants & boutiques. Call to view today!

Inclusions:

second fridge, all furniture included

Property Listed By:

RE/MAX Realty Professionals

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













