



THE
A-TEAM

**RE/MAX
FIRST**

500 EAU CLAIRE Avenue #801A, Calgary T2P 3R8

MLS®#: **A2166351**

Area: **Eau Claire**

Listing Date: **09/16/24**

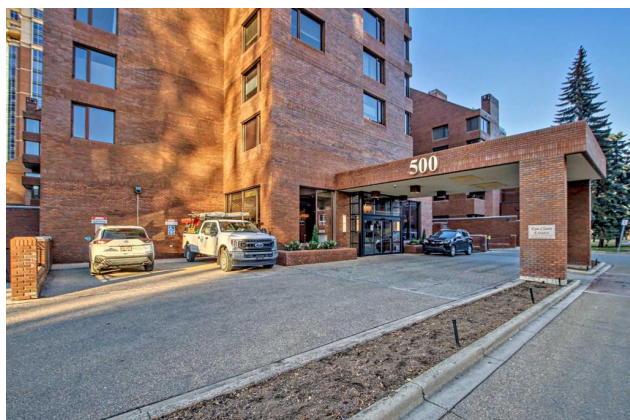
List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,638**
Low Sqft:
Ttl Sqft: **1,638**

DOM

3

Layout

Beds: **1 (1)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof: **Metal**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Gas Range,Microwave,Microwave Hood Fan,Stove(s),Water Purifier,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Central Vacuum,Chandelier,Elevator,French Door,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Soaking Tub,Storage,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`10" x 9`6"	Living/Dining Room Combination	Main	15`9" x 14`5"
Laundry	Main	13`5" x 6`7"	4pc Ensuite bath	Main	9`6" x 8`10"
Kitchen	Main	15`5" x 14`9"	Dining Room	Main	8`10" x 6`11"
Bedroom - Primary	Main	15`5" x 11`2"	4pc Bathroom	Main	6`3" x 5`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,496

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

8310913

Remarks

Pub Rmks:

Enter A801-500 Eau Claire Ave. SW. This gorgeous and exceptionally renovated unit boasts only the finest in finishing materials. Indulge in inner city lifestyle condo in prestigious Eau Claire Estates. Modern, full reno to highest standards. Open concept plan. Beautiful walnut hardwood flooring. Large gourmet kitchen w/ample dark flat front cabinets w/many pull out drawers, rich granite counters, matching 8' island & ultra-high-end Miele, Wolf & SubZero appliances including built-in espresso machine. Dining area w/art piece chandelier overlooks balcony & central courtyard. Large open living rm w/full wall built-in media centre & tree top views to north hill. Resort style master bedroom w/den/sitting area & private balcony. Spa style ensuite w/heated limestone floors, soaker tub & large steam shower. Laundry rm w/granite & built in cabinets & closets. Many high end features: flat ceilings; halogen pot lighting; Nuvo multi-zone sound system; designer paint/light fixtures. Premiere building! Only two units per floor. Concierge, security, pool, hot tub, gym & car wash bay. Prime location. Steps to many amenities. Very easy to show. Ideal location by Princess Island Park, with many walking and biking trails. This is downtown living at its best.

Inclusions:

Steam oven, Built in Miele coffee machine, Instant hot water purifier

Property Listed By:

RE/MAX Real Estate (Central)

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

