



THE
A-TEAM

**RE/MAX
FIRST**

400 EAU CLAIRE Avenue #6501, Calgary T2P 4X2

MLS® #: **A2170396**

Area: **Eau Claire**

Listing Date: **10/03/24**

List Price: **\$1,590,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,547**
Low Sqft:
Ttl Sqft: **2,547**

DOM

111
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Penthouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Landscaped, Underground Sprinklers, Private, Treed**
Park Feat: **Additional Parking, Garage Door Opener, Guest, Heated Garage, Owned, Parkade, Side By Side, Titled, Underground**

Utilities and Features

Roof: **Flat Torch Membrane, Asphalt Shingle**
Heating: **Boiler, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Awning(s), Barbecue, Courtyard, Lighting, Private Entrance**

Construction: **Brick, Concrete, Stucco**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Warming Drawer, Washer/Dryer Stacked, Water Softener, Window Coverings**
Int Feat: **Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	31`2" x 28`8"	Kitchen	Main	13`2" x 12`4"
Dining Room	Main	23`2" x 17`2"	Bedroom	Main	20`6" x 18`3"
Office	Main	13`1" x 9`2"	Foyer	Main	9`2" x 8`9"
Bedroom - Primary	Second	18`10" x 13`6"	6pc Ensuite bath	Second	22`9" x 14`10"

**2pc Bathroom
Laundry**

**Main
Main**

**8`6" x 6`9"
9`2" x 8`1"**

**4pc Ensuite bath
Balcony**

**Main
Second**

**12`0" x 8`7"
35`0" x 12`0"**

Legal/Tax/Financial

Condo Fee:
\$2,089

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9512180**

Remarks

Pub Rmks:

This home was custom designed by the current owners when the building was built and is the two-storey penthouse unit in building 6000. Situated in the prime location in Eau Claire the unit is 2547 sq. ft. with unobstructed views to the west over Prince's Island Park, to the river in the north and to Centre Street Bridge in the east. Yes, these pictures belong to this Eau Claire Penthouse; there is a 900 sq. ft. private outside terrace with 2 outside awnings, BBQ, lots of space for entertaining and outdoor water access for all of your flowers on the deck. Secure entrance from the Garage with 2 parking stalls adjacent to the elevator to your unit. You step off the elevator into your foyer and when you enter the open-concept layout it will captivate you. Entering this executive condo, you feel like you are entering a sanctuary, quiet with total privacy. The open-concept design and attention to detail, from the coffered ceilings, built-ins, to the dark finish-in-place oak hardwood floors, create an elegant atmosphere throughout the space. The space encompasses a seating area with the fireplace, and large dining room that can seat up to 12. The kitchen enjoys the same beautiful view from the raised heated dais and comes with a Sub-Zero fridge, gas cooktop, warming drawer, convection oven, dishwasher and two sinks. There is a main floor den and a large additional bedroom with ensuite. Exceptional built-ins, coffered ceilings, beautiful dark finish-in-place oak hardwood floors. The staircase gallery leads from the foyer leads to the master bedroom level (a stair lift can be installed the seat can be tucked into the closet at the top of the stairs) The Master suite occupies the entire upper level with double doors to the terrace, extensive built-ins, a large walk-in closet, 6 piece ensuite with double sinks, bidet, steam shower and a claw foot tub with the best view for private bathing. Laundry and storage is on the main floor. Overlooking the Prince's Island with a green canopy and walking distance to the downtown and lots of restaurants and shopping. Also, adjacent to the great bike path that goes along the river. The location, nestled along the banks of the Bow River and Prince's Island, offers a perfect blend of natural beauty and urban convenience. And with amenities like two secure parking spots next to the elevator which goes directly to your floor, bike storage, and all of the river pathways, easy access to downtown and a resident property manager; it seems like every need is taken care of. Utilities are included. Overall, this penthouse suite sounds like a dream home with its combination of luxury, comfort, and breathtaking views. It's no wonder it's such a desirable property.

Inclusions:

n/a, Bar stools in closet

Property Listed By:

Royal LePage Solutions

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











