



THE
A-TEAM

**RE/MAX
FIRST**

500 EAU CLAIRE Avenue #1002A, Calgary T2P 3R8

MLS® #: **A2170699**

Area: **Eau Claire**

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

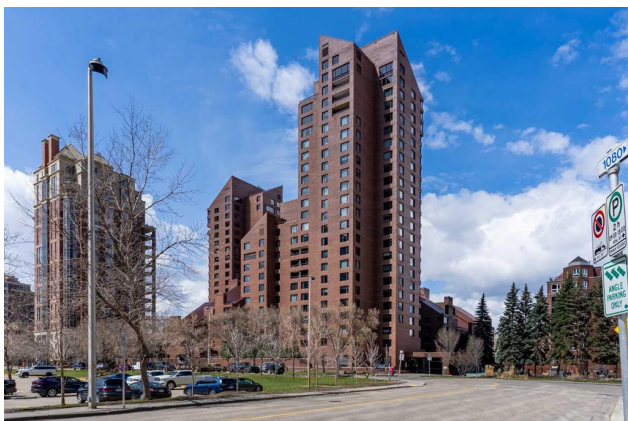
List Price: **\$489,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,768**
Low Sqft:
Ttl Sqft: **1,768**

DOM

15
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Titled, Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Electric Range, Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Trash Compactor, Washer**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	7`9" x 12`2"
Bedroom	Main	12`4" x 12`4"
Foyer	Main	15`9" x 7`7"
Laundry	Main	8`6" x 6`8"
Bedroom - Primary	Main	13`11" x 19`6"

Room	Level	Dimensions
4pc Bathroom	Main	8`6" x 4`9"
Dining Room	Main	10`5" x 20`5"
Kitchen	Main	19`4" x 16`5"
Living Room	Main	17`4" x 22`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,743

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **8310913**

Remarks

Pub Rmks: **Welcome to the prestigious Eau Claire Estates! A premiere building that offers unparalleled luxury! This building features 24 hours concierge service, on site management, beautifully maintained landscaped courtyard, outdoor putting green, newly renovated exercise facilities and swimming pool, hot tub & change rooms, bike storage, exclusive 2 apartment units per floor, and not to mentioned its own underground car wash bay. This 1768 sq ft condo, 2 bedroom and 2 baths unit is waiting for your design imagination to make it your own luxury retreat. Situated on the 10th floor, it comes with unobstructed view with large windows. A spectacular view you will never get tired of. This unit is perfect for those looking for the luxury lifestyle with the convenience of downtown maintenance free living. Only steps away from the Bow River, Prince's Island Park and the river pathway for your morning strolls. You are close to the downtown shopping centres and plus 15 walkways, and only a few steps away to the Peace bridge that links you to all the trendy Kensington shops and restaurants. Call your favourite realtor today , you don't want to miss out on this fantastic opportunity to design your dream space!**

Inclusions: n/a

Property Listed By: **Hope Street Real Estate Corp.**

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

