



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS®#: **A2195057**

Area: **Eau Claire**

Listing Date: **02/17/25**

List Price: **\$510,000**

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: **1,759**
Low Sqft:
Ttl Sqft: **1,759**

DOM

65
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Other**
Int Feat: **Kitchen Island,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`4" x 9`3"
Dining Room	Main	13`10" x 9`9"
3pc Ensuite bath	Main	11`8" x 8`0"
4pc Bathroom	Main	8`6" x 5`0"
Laundry	Main	8`0" x 5`8"

Room	Level	Dimensions
Living Room	Main	26`6" x 22`2"
Bedroom - Primary	Main	14`1" x 14`0"
Bedroom	Main	14`6" x 12`2"
Entrance	Main	15`10" x 5`7"
Walk-In Closet	Main	7`4" x 5`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,812

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 8310913

Remarks

Pub Rmks: *** Judicial Sale- Investor's Opportunity* Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft. 2-bedroom, 2-bathroom home offers an incredible opportunity to refresh and personalize its interior. Located on the second floor above a 24-hour manned concierge service/ security entrance, the spacious living and dining areas, along with the kitchen, are filled with natural light. The primary suite has three-piece ensuite and a walk-in closet, while a titled underground parking space adds to the convenience. Residents enjoy a full suite of premium amenities, including: Indoor swimming pool & hot tub, Fully equipped fitness, Community gardens, BBQs & outdoor entertaining areas, car wash bay. Condo fees include heat, electricity, and water, plus all amenities. Don't miss this rare opportunity!**

Inclusions: N/A
Property Listed By: Real Broker

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





