



THE
A-TEAM

**RE/MAX
FIRST**

500 EAU CLAIRE Avenue #201B, Calgary T2P 3R8

MLS® #: **A2202742**

Area: **Eau Claire**

Listing Date: **03/15/25**

List Price: **\$515,000**

Status: **Active**

County: **Calgary**

Change: **+\$100k, 16-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,627**
Low Sqft:
Ttl Sqft: **1,627**

DOM

22
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled**

Utilities and Features

Roof: **Metal**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Lighting,Playground,Storage**

Construction:

Concrete

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer,Window Coverings

Int Feat:

Kitchen Island,No Animal Home,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`6" x 10`10"	4pc Bathroom	Main	7`5" x 5`0"
Bedroom	Main	11`3" x 10`9"	Bedroom - Primary	Main	13`8" x 13`9"
4pc Ensuite bath	Main	7`6" x 13`0"	Dining Room	Main	8`8" x 7`10"
Kitchen With Eating Area	Main	12`10" x 13`4"	Dining Room	Main	9`6" x 8`6"
Living Room	Main	26`9" x 21`9"	Balcony	Main	6`11" x 8`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$1,678

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 8310913

Remarks

Pub Rmks: **LIVE, WORK, PLAY. Welcome to 1600+ SQ FT of maintenance free living. Live downtown backing on to Princess Island Park in the fabulous Eau Claire Estates condo complex. Being in Calgary's downtown core you are just a few minutes walk to the +15 system, Eau Claire Market, Cinema's and Gyms. This large 2 bedroom and 2 full bath unit features an open and spacious living room/dinning room area perfect for entertaining complimented by laminate flooring, update appliances and a beautiful view of the courtyard. Living at Eau Claire Estates you have 24/7 security, onsite new renovate gym, swimming pool, hut tub, secure underground parking, storage, car wash, garden area, BBQ area, balcony and much more. Your new home awaits you!**

Inclusions: **NON**
Property Listed By: **Diamond Realty & Associates LTD.**

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











