# \$558,900 - 8402, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2216681

## \$558,900

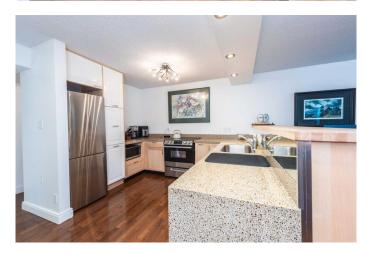
2 Bedroom, 2.00 Bathroom, 1,013 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Fully renovated, executive 2 bedroom suite in the tree tops with 2 full baths! This suite offers a wide open floor plan for a sense of space. Updated with hardwood floors, gorgeous new kitchen open to the main living area, quartz waterfall kitchen counter tops, stainless steel appliances, and a full wall of pantry cabinets for amazing kitchen storage. The main living area offers a cozy gas fireplace with mantle in the living room and wonderful bay windows, french door to the balcony and a gracious dining area. The primary bedroom offers a walk in closet and 3 piece ensuite bath. Second bedroom easily doubles as a home office or guest suite with full sliding wall built-ins and a secret pop-out murphy bed and features a walk through closet and 4 piece ensuite bath. In-suite laundry and 1 titled parking stall in the heated underground parkade is so convenient! Quality is abundant in this concrete building with onsite property manager, car wash bay, 27 indoor visitor parking stalls, gas BBQ line to your patio & gated courtyard, unit electricity included in your condo fee. This location has everything you need â€" walkable to all that downtown has to offer - Peace Bridge, Prince's Island Park, rollerblade, jog and bike ride to restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway and the newly completed and exciting Eau Claire Plaza Re-developement â€" Your outdoor enjoyment is just feet from your door! The building is pet-friendly, with 2







pets allowed per unit (with board approval, and dog size restriction is 35 lbs). Call to view Today!

#### Built in 1995

## **Essential Information**

MLS® # A2216681 Price \$558.900

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,013 Acres 0.00 Year Built 1995

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 8402, 400 Eau Claire Avenue Sw

Subdivision Eau Claire
City Calgary
County Calgary
Province Alberta
Postal Code T2P 4X2

#### **Amenities**

Amenities Car Wash, Elevator(s), Parking, Secured Parking, Snow Removal,

Visitor Parking

Parking Spaces 1

Parking Parkade, Underground

# of Garages 1

#### Interior

Interior Features Soaking Tub

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings

Heating Baseboard Cooling Wall Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

# of Stories 9

## **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Brick, Concrete

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 79
Zoning DC

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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