

# **\$595,000 - 8402, 400 Eau Claire Avenue Sw, Calgary**

MLS® #A2216681

**\$595,000**

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 – 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 soon to be completed Eau Claire Plaza Re-development (slated for completion in June!) – 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	\$595,000
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	Elevator(s), Parking, Car Wash, 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	70
Zoning	DC

## Listing Details

Listing Office	RE/MAX Realty Professionals
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