$659,700 - 8704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2258961

$659,700

1 Bedroom, 2.00 Bathroom, 1,170 sqft
Single Family on 0.00 Acres

Eau Claire, Calgary, Alberta

Experience elevated downtown living in this freshly painted and exquisitely updated 1 bedroom plus den residence, designed for discerning buyers who value elegance, convenience, and a truly maintenance-free lifestyle. With sweeping north and west views of the Bow River Valley and Prince's Island Park, this home offers a serene retreat amidst the vibrancy of the city. Every detail has been thoughtfully curated, from the rich black walnut hardwood floors to the granite countertops and a modern chef's kitchen with premium stainless steel appliances, including an induction range. The light-filled den, overlooking a private courtyard, offers versatility as a refined home office, welcoming guest suite, or easily converted second bedroom. The spacious primary retreat features a generous walk-in closet, ensuite with a deep soaker tub, and abundant storage, complemented by a second full bath with a walk-in tiled shower. Step onto the expansive west facing terrace, perfect for entertaining or unwinding, complete with a gas BBQ line and panoramic river valley views. For those seeking the ultimate indulgence, hot tubs are permitted with board approval, creating a private outdoor sanctuary. This luxury residence also includes heated titled parking, underground storage, in-suite Miele laundry, on-site management, and a convenient car wash bay. Condo fees cover all utilities except cable and internet, ensuring effortless living. Set within Calgary's most prestigious

riverside community, and just steps from the newly opened members-only Eau Claire Athletic Club, this home is ideal for snowbirds, downsizers, and buyers seeking a secure lock-and-leave lifestyle. Suite 8704 defines sophistication, comfort, and turnkey luxury in the heart of Eau Claire. Book your private showing today. (id:6289)

Built in 1995

Essential Information

Listing #	A2258961
Price	$659,700
Bedrooms	1
Bathrooms	2.00
Square Footage	1,170
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	8704, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
Province	Alberta
Postal Code	T2P4X2

Amenities

Amenities	Park, Schools, Shopping, Car Wash
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Baseboard heaters
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	8

Exterior

| Exterior | Brick, Concrete, Stucco |
| Construction | Poured concrete |

Listing Details

| Listing Office | Real Broker |