

**8102, 400 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2145822



\$513,900

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|------------------|--|---------------|-------------------|
| Division: | Eau Claire | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 1,064 sq.ft. | Age: | 1995 (29 yrs old) |
| Beds: | 1 | Baths: | 2 |
| Garage: | Enclosed, Heated Garage, Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | See Remarks | Condo Fee: | \$ 851 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Soaking Tub, Stone Counters | | |

Inclusions: n/a

Welcome to exclusive Prince's Island Estates in the heart of Eau Claire — this renovated, ground floor Garden Bungalow executive suite with 9' ceilings offers a private use, gated & fenced patio with garden area, fronting onto large mature spruce trees. Updated with wide-plank hardwood floors, new designer lighting & gorgeous sleek kitchen with waterfall stone counter tops, stainless steel appliances and ample cabinets. The main living area is open & spacious and offers a cozy gas fireplace in the living room, plantation shutters throughout, dining area overlooking the breakfast bar. The bedroom easily accommodates a king-sized bed, walk through closet leads to 4 pc ensuite bath. There is another full bath, laundry room and rear suite access to the heated underground parkade (titled parking stall and storage locker included) - 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. The location has all you need — walkable to all that downtown has to offer, Peace Bridge, Prince's Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway — your outdoor enjoyment is a moment away! The building is pet-friendly, with 2 pets allowed per unit (with board approval, size restrictions). Call to view Today!