

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

MLS # A2145822



\$513,900

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!