

1202, 400 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2271165



\$550,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,089 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 825
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Crown Molding, Granite Counters, No Smoking Home		

Inclusions: Patio furniture is negotiable. Murphy bed included.

Discover exceptional city living in this beautifully maintained 2-bedroom, 2-bath residence in the highly sought-after Prince's Island Estates. Perfectly positioned in the heart of Eau Claire, this spacious home is just steps from the Bow River pathways, shopping, renowned dining, and the tranquil green spaces of Prince's Island Park. Thoughtful updates and timeless design create a warm, inviting atmosphere throughout. The open-concept layout features large windows, while the generous living area is anchored by a cozy gas fireplace—an ideal setting for relaxing or entertaining. The well-appointed kitchen offers abundant cabinetry, granite counters, quality appliances, and a layout perfect for casual dining or hosting guests. The two bedrooms are separated for privacy, with the primary suite offering a walk-through closet and its own ensuite. A second full bathroom, in-suite laundry, central A/C, and plenty of storage add to everyday convenience. Enjoy morning coffee or evening unwinding on a spacious wrap-around balcony with serene views of the complex's quiet, treed green space. This unit also includes titled underground parking and assigned storage. Set within a highly regarded complex known for its mature landscaping, on-site management, and unbeatable walkability, this home offers an exceptional blend of comfort, security, and urban lifestyle. A truly special opportunity in one of Calgary's most prestigious inner-city communities.