

**301H, 500 Eau Claire Avenue SW
 Calgary, Alberta**

MLS # A2325950



\$629,900

Division:	Eau Claire		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,745 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,980
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data

Inclusions: n/a

Choice unit FACING THE BOW RIVER, with pathways and park, River Caf ; just steps away! Nestled within the prestigious enclave of Eau Claire Estates, this exceptional one level residence offers an impressive 1,744 square feet of refined living space in the heart of one of Calgary's most coveted inner-city communities. Designed to maximize the privacy and livability, the home features an expansive a wall of windows and a sought-after north-facing exposure, looking at year-long greenery, bathing the interiors in natural light throughout the day! Complete privacy, this unit has a great deck for enjoying the summer weather. As one enters the unit, sight-finished hardwood flooring creates a clean, contemporary foundation that enhances the home's modern aesthetic and flows through the unit seamlessly. The Living Room is stunning, with great wall space for Art, all the while a wall of windows looking out past the full-size marble fireplace. Stunning Built-ins ground the home, making one feel completely at ease. The room flows into the Dining Room, allowing for ample entertaining space. The kitchen offers great function, with a large island, extra cabinetry as well as a full pantry / storage room, enough room for a freezer if desired! Sub-Zero fridge, updated KitchenAid Dishwasher, Built-in Microwave and Oven, large countertops for entertaining and everyday living. Luxury carpets adorn the primary suite and 2nd bedroom, which currently serves as a den. Both spacious bedrooms overlook the beautifully landscaped courtyard, providing a quiet, private setting and peace of mind with no future downtown construction directly impacting your views! the Primary features extra cabinetry in the ensuite and walk-in closet – very nice touches! Spacious four-piece ensuite with a deep soaker tub designed for relaxation, handheld shower head. Laundry room is

separate and spacious, allowing for storage once again! Designer colors throughout, this is a move in home. Premium amenities such as two titled underground parking stalls steps from the "H" elevator! Perfectly positioned just steps from the Bow River pathways, Prince's Island Park, and Eau Claire's finest shops and dining, the Bow Valley Athletic Club, the ECAC, many shops and restaurants this residence offers an unparalleled lifestyle—combining the scale and comfort of a suburban home with the convenience of premier inner-city living, delivering both simplicity and exceptional value.