

**201A, 500 Eau Claire Avenue SW
 Calgary, Alberta**

MLS # A2329866



\$410,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,586 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,678
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan		

Inclusions: NA

Welcome to luxury living at Eau Claire Estates, where the building offers far more than just a place to live. Residents enjoy 24 hour concierge service, beautifully manicured gardens, outdoor patios, fire pits, barbecue areas, fully equipped lounges available for private gatherings, fitness facilities, and a brand new swimming pool opening in July 2026. The recently renovated common areas are beautifully finished, and the building is ideally located just steps from Prince's Island Park and Calgary's downtown financial district. Inside, this exceptionally spacious condo presents an incredible opportunity for someone with the vision to make it their own. With the right renovations, this home has the potential to become one of Calgary's premier luxury condominiums, located within one of the city's most established and prestigious buildings. The expansive two bedroom, two bathroom layout offers an open concept kitchen and generous living spaces rarely found in newer developments. Sharing the floor with only one other residence provides an added level of privacy and exclusivity, creating the feeling of a private home while still enjoying the convenience and amenities of luxury condominium living. Condo fees INCLUDE ALL utilities.