

**202A, 500 Eau Claire Avenue SW
 Calgary, Alberta**

MLS # A2195057



\$510,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,759 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,812
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

* Judicial Sale- Investor's Opportunity* Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft. 2-bedroom, 2-bathroom home offers an incredible opportunity to refresh and personalize its interior. Located on the second floor above a 24-hour manned concierge service/ security entrance, the spacious living and dining areas, along with the kitchen, are filled with natural light. The primary suite has three-piece ensuite and a walk-in closet, while a titled underground parking space adds to the convenience. Residents enjoy a full suite of premium amenities, including: Indoor swimming pool & hot tub, Fully equipped fitness, Community gardens, BBQs & outdoor entertaining areas, car wash bay. Condo fees include heat, electricity, and water, plus all amenities. Don't miss this rare opportunity!