

1002A, 500 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2216379



**\$489,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,768 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,812
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** n/a

Welcome to the prestigious Eau Claire Estates—Calgary's premier address for luxury living! This exclusive building offers an unmatched lifestyle with 24-hour concierge service, on-site management, a newly renovated lobby, and impeccably maintained landscaped courtyards. Residents enjoy access to a private outdoor putting green, state-of-the-art fitness facilities, an indoor swimming pool, hot tub with change rooms, secure bike storage, and a rare underground car wash bay. With only two units per floor, privacy and quiet are guaranteed. This spacious 1,768 sq ft, 2-bedroom, 2-bathroom condo on the 10th floor features breathtaking, unobstructed views through expansive windows—views you'll never tire of. The unit is a blank canvas, ready for your personal design touches to transform it into your ideal urban retreat. Located just steps from the Bow River, Prince's Island Park, and scenic river pathways, this home offers the perfect balance of nature and downtown convenience. You're also close to shopping, Plus 15 walkways, and only minutes from the Peace Bridge, which connects you to Kensington's vibrant shops and restaurants. Don't miss this rare opportunity to create your dream home in one of Calgary's most desirable luxury buildings. Contact your favourite realtor today!