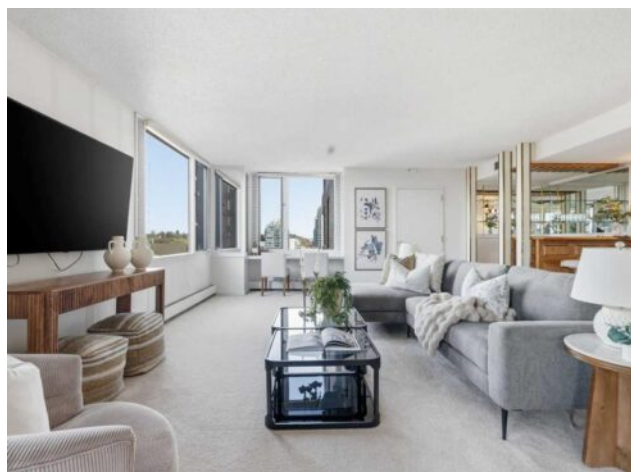


1001A, 500 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2306992



## \$491,900

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,589 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,800
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Located along the Bow River in the heart of Eau Claire, this 10th-floor residence at Eau Claire Estates is the only active unit in the building offering two private balconies, two titled underground parking stalls, and both river and city views, a combination that is exceptionally rare and increasingly difficult to replace. Spanning nearly 1,600 sq. ft., this 2-bedroom, 2-bathroom home delivers outstanding scale and a highly functional layout, with expansive principal rooms, excellent separation between living and sleeping areas, and dual outdoor spaces: a north-facing balcony overlooking the Bow River and a south-facing balcony capturing the downtown skyline. The inclusion of two titled underground parking stalls is a major value driver in this building, especially as competing units offer one&mdash;or none. This is a meaningful advantage for both end users and investors alike. The home is well maintained and move-in ready, offering flexibility for buyers to enjoy as-is, update over time, or fully reimagine. Professional architectural drawings and interior specifications are available for those looking to modernize the space with a clear plan in place. Eau Claire Estates is a premier concrete building known for its privacy, security, and full-service lifestyle. Amenities include 24-hour concierge and security, a fitness centre, indoor pool and hot tub (currently undergoing a full renovation), car wash, bike storage, resident lounge, and beautifully maintained common areas. Condo fees are comprehensive and include all utilities, including electricity, heat, water, and central air conditioning. Steps to Prince's Island Park, the Bow River pathway system, downtown core, and Eau Claire's shops and restaurants, this is a rare opportunity to secure space, parking, and views in one of Calgary's most established riverfront communities.