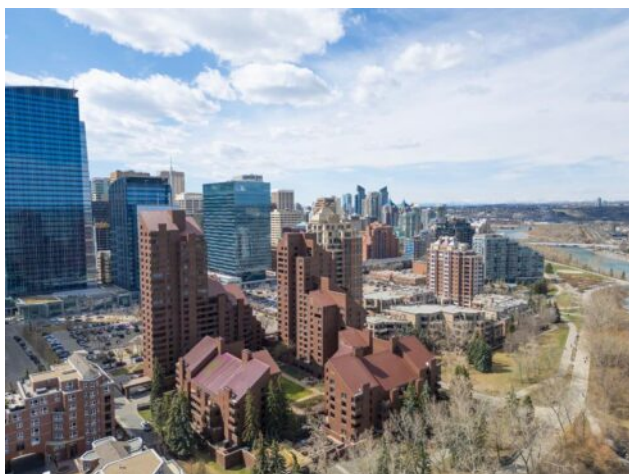


902A, 500 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2307345



## \$675,000

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	2,283 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 2,450

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Track Lighting, Walk-In Closet(s)

**Inclusions:** N/A

Experience elevated, maintenance-free LUXURY living in the prestigious Eau Claire Estates - an ICONIC address where convenience, privacy & LIFESTYLE are seamlessly integrated. Ownership is truly turnkey - ideal for those who value peace of mind, premier amenities & SECURE living environment. Eau Claire Estates has undergone a significant & stunning renovation=refreshed concierge & mn entrance, new elevators + updated pool/fitness centre/residents lounge opening June 2026. Inside this HUGE 2283 sq ft unit (that comes with TWO indoor parking stalls) expansive windows & abundant natural light creating an airy, sophisticated atmosphere - capturing beautiful views of the city. Bring your imagination & create a new space to enjoy-or move in & start living the dream life now! HW floors, office or den w/built-ins, kitchen w/custom cabinets, granite counter tops, island/breakfast bar, instant hot water. 2 bedrooms-each w/3 & 4 piece ensuite. Primary bedroom has small south facing balcony & features large closets. Enjoy the added sq footage here to create a private TV/Reading area or gym or dressing room! THIRD 3 piece bath, in-suite laundry/storage. Handy Garbage Chute. Residents enjoy an exceptional collection of resort-style amenities, including a sun-filled indoor pool w/floor-to-ceiling windows & stunning downtown views, fully equipped fitness centre, whirlpool & practice putting green. Elegant social spaces offer opportunities to unwind/entertain, billiards lounge & private gathering areas, beautifully landscaped courtyard w/bbq & seating areas connects directly to the Bow River pathway system. Car wash. What truly distinguishes Eau Claire Estates - its unparalleled concierge & security services. With 24-hour staffed monitoring, controlled access & Concierge PLUS offerings such as parcel handling, mail services & lifestyle coordination-residents

experience a level of service rarely found in condominium living. Condo fees include heat, electricity, water, sewer, AC & TWO Concierge/Security staff on duty 24/7/365, ensuring continuous monitoring & rapid response to any situation! Developed by Oxford Properties Group, building is renowned for its exceptional construction quality, solid concrete floors & ceilings, an all-brick exterior & advanced soundproofing through double wall construction & specialized systems=quiet, private living. INCREDIBLE walkability & access to Calgary's best urban amenities. Step directly onto the Bow River pathway system, stroll across the Peace Bridge into Kensington for dining, coffee shops & boutique shopping or easy access to Prince's Island Park, Eau Claire, downtown restaurants, theatres & the vibrant cultural scene. Inner-city living truly does not get better than this. A rare opportunity to own in one of Calgary's most exclusive communities...where luxury, light-filled design & effortless living come together.