

201B, 500 EAU CLAIRE Avenue SW  
Calgary, Alberta

MLS # A2202742



**\$460,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,628 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,678
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** NON

LIVE, WORK, PLAY. Welcome to 1600+ SQ FT of maintenance free living. Live downtown backing on to Princess Island Park in the fabulous Eau Claire Estates condo complex. Being in Calgary's downtown core you are just a few minutes walk to the +15 system, Eau Claire Market, Cinema's and Gyms. This large 2 bedroom and 2 full bath unit features an open and spacious living room/dinning room area perfect for entertaining complimented by laminate flooring, update appliances and a beautiful view of the courtyard. Living at Eau Claire Estates you have 24/7 security, onsite new renovate gym, swimming pool, hut tub, secure underground parking, storage, car wash, garden area, BBQ area, balcony and much more. Your new home awaits you!