

1102D, 500 Eau Claire Avenue SW
Calgary, Alberta
MLS # A2271825

\$835,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,941 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-

Water:	-
Sewer:	-
Condo Fee:	\$ 2,148
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)

Inclusions: None

Live in the heart of Calgary's sought-after Eau Claire district in this beautifully maintained 2-bedroom, 2-bath condo in the prestigious 500 Eau Claire complex. This home offers over 1,900 square feet of refined living space with captivating city and river views, including a direct sightline to the Peace Bridge. Step into a welcoming foyer that opens into a bright and spacious kitchen, complete with a large island, ample cabinet space, built-in wine rack, and a cozy breakfast nook surrounded by windows. Recessed lighting and elegant finishes throughout give the space a warm, polished feel, ideal for both daily living and entertaining. The open-concept dining and living area features oversized windows that flood the space with natural light, a statement chandelier over the dining table, and a custom mirrored bar with display cabinets that adds a touch of luxury. Whether hosting friends or enjoying a quiet evening at home, this space feels both grand and inviting. The primary bedroom offers plenty of space, along with a walk-in closet and a stunning ensuite bath that includes dual sinks and a deep soaker tub. The second bedroom is equally comfortable and well-suited for guests or family. A separate office space offers flexibility for working from home or hobbies. You'll also find a well-equipped laundry room with extra storage. This home includes two titled parking stalls in the secure underground parkade. The building features resort-style amenities including a fitness centre, indoor pool, and beautifully landscaped courtyard. Living in Eau Claire means being steps from the Bow River Pathway, Prince's Island Park, and a vibrant mix of local restaurants, coffee shops, and downtown services. It's a community that blends nature, culture, and city living all in one. Come experience the lifestyle that 1102D 500 Eau Claire Avenue SW has to offer.

Schedule your private showing today.