

# \$460,000 - 201b, 500 Eau Claire Avenue Sw, Calgary

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MLS® #A2202742

**\$460,000**

2 Bedroom, 2.00 Bathroom, 1,628 sqft

Residential on 0.00 Acres

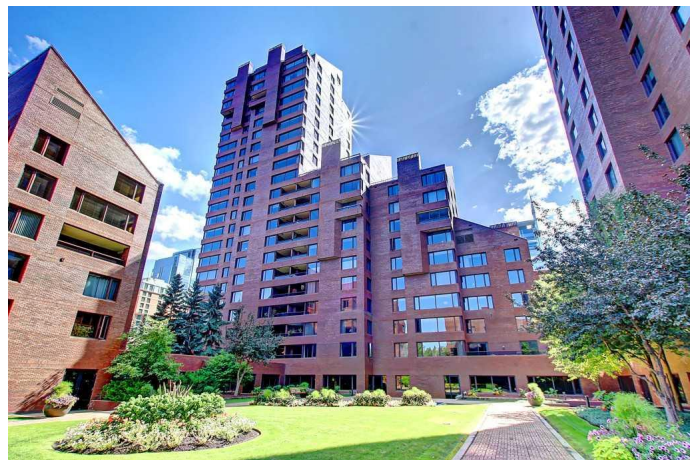
Eau Claire, Calgary, Alberta

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!

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2202742    |
| Price          | \$460,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,628       |
| Acres          | 0.00        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 201b, 500 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 3R8                        |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Playground, Snow Removal, Storage, Visitor Parking, Car Wash, Indoor Pool |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Titled, Parkade                                                                                                       |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Natural Gas, Hot Water                                                                                        |
| Cooling           | Central Air                                                                                                   |
| # of Stories      | 12                                                                                                            |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Garden, Lighting, Playground, Storage |
| Roof              | Metal                                                                   |
| Construction      | Concrete                                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 49               |
| Zoning         | DC               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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