\$955,000 - 3101, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2208827

\$955,000

2 Bedroom, 2.00 Bathroom, 1,550 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Welcome to exclusive Prince's Island Estates in the heart of Eau Claire â€" this renovated, ground floor Garden Bungalow executive suite with 9' ceilings offers a private use, gated & fenced patio with garden area, fronting onto the redesigned Eau Claire/Bow River Pathway. A lovely foyer welcomes you home - Updated with hardwood floors, gorgeous kitchen with granite counter tops and beautiful tile backsplash, stainless steel appliances, pantry and ample cabinets with under-cabinet lighting. The main living area is open & spacious and offers a cozy marble front gas fireplace in the living room and wonderful windows overlooking the private garden, gracious dining room wrapped in west facing windows. The primary bedroom easily accommodates king-sized furniture, walk in closet features ample built-ins and drawers, 4 pc renovated ensuite bath showcases dual sinks, built in storage and a steam shower. Second bedroom easily doubles as a home office or guest suite as the 3 pc bath is adjacent. In-suite laundry and direct floor access to the heated underground parkade (2 titled parking stalls and assigned storage locker included) is so convenient! Quality is abundant in this concrete building with onsite property manager, car wash bay, 27 indoor visitor parking stalls, gas BBQ line to your patio & gated courtyard, unit electricity included in your condo fee. The location has all you need â€" walkable to all that downtown has to offer, Peace Bridge, Prince's Island







Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway â€" your outdoor enjoyment is a moment away! The building is pet-friendly, with 2 pets allowed per unit (with board approval, size restrictions 35 lbs max). Call to view Today!

Built in 1995

Essential Information

MLS® # A2208827 Price \$955,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,550 Acres 0.00 Year Built 1995

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 3101, 400 Eau Claire Avenue Sw

Subdivision Eau Claire
City Calgary
County Calgary
Province Alberta
Postal Code T2P 4X2

Amenities

Amenities Elevator(s), Park, Secured Parking, Storage, Trash, Visitor Parking

Parking Spaces 2

Parking Parkade, Underground

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters,

Pantry, Separate Entrance, Track Lighting, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

of Stories 5

Exterior

Exterior Features BBQ gas line, Private Entrance

Construction Brick, Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 13 Zoning DC

Listing Details

Listing Office RE/MAX Realty Professionals

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