

# \$1,095,000 - C400, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2212635

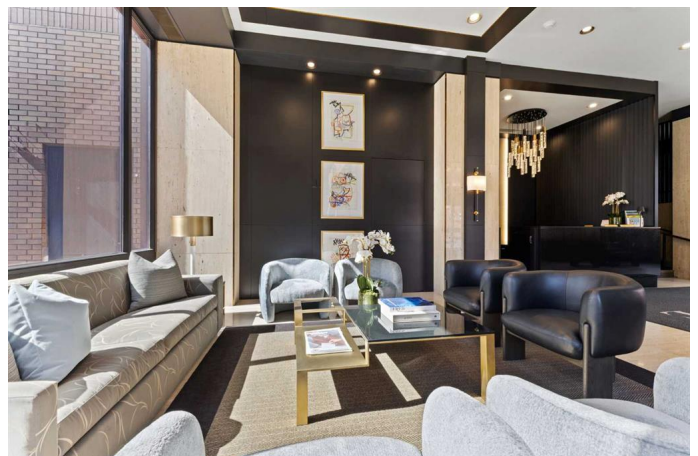
**\$1,095,000**

2 Bedroom, 3.00 Bathroom, 3,023 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

The Pinnacle of Urban Sophistication. This exceptional 3,022 square foot sub-penthouse residence offers an unparalleled standard of refined living. Situated within the distinguished address of 500 Eau Claire Avenue SW. This two-bedroom, three-bathroom, plus den apartment is a testament to classic design, meticulous craftsmanship, and an unwavering commitment to sophisticated comfort. Upon entering via a private lobby landing, residents are immediately enveloped in an atmosphere of understated grandeur. The meticulously designed living and dining areas flow seamlessly, offering an ideal setting for both intimate gatherings and grand entertaining. Thoughtfully curated finishes, including bespoke millwork underscore the residence's exceptional quality. Adjacent to the kitchen, the versatile den provides a dedicated space for a home office, library, or media room, adapting effortlessly to the discerning homeowner's needs. The primary bedroom is a sanctuary of tranquility, boasting generous proportions, a private loft, and a ensuite bathroom. The well-appointed second bedroom offers ample closet space, ensuring comfort and privacy for guests or family. Beyond the exquisite interiors, residents of this sub-penthouse enjoy exclusive access to premium building amenities, including fitness center, indoor pool/spa, a residents' lounge, and dedicated concierge services. Featuring two side by side parking stalls with close proximity to the elevator. A rare opportunity to



acquire a truly exceptional property in the heart of the city, with quick access to the downtown core and the new Eau Claire Athletic Club.

Built in 1983

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2212635          |
| Price          | \$1,095,000       |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 3,023             |
| Acres          | 0.00              |
| Year Built     | 1983              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | C400, 500 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 3R8                        |

**Amenities**

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Car Wash, Elevator(s), Fitness Center, Indoor Pool, Party Room, Secured Parking, Spa/Hot Tub |
| Parking Spaces | 2                                                                                                                                |
| Parking        | Parkade, Side By Side, Secured                                                                                                   |
| # of Garages   | 2                                                                                                                                |
| Has Pool       | Yes                                                                                                                              |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, No Animal Home, No Smoking Home, Vaulted Ceiling(s)                                                                         |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Freezer, Garburator, Microwave, Refrigerator, Range Hood, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                      |
| Fireplaces        | Gas, Living Room                                                                                                                       |
| # of Stories      | 5                                                                                                                                      |
| Basement          | None                                                                                                                                   |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Courtyard, Garden |
| Roof              | Metal             |
| Construction      | Brick, Concrete   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 216              |
| Zoning         | DC               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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