

8406, 400 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2161483



**\$574,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 857

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stone, Stucco

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** Portable A/C

**\*\*OPEN HOUSE SAT OCT 12TH 2PM-4PM\*\*EXECUTIVE CONDO LIVING IN EAU CLAIRE!!** This very desirable, professionally run building is located on the river and just beside the exciting redeveloping Eau Claire. This renovated condo just under 1100 sq ft is exactly what you have been looking for. Walk into the the beautiful open concept main living space. Lots of room for a formal eating area, massive renovated kitchen with quartz countertops, big island to work on, a large living room with a gas fireplace and tons of natural light. Two very large bedrooms, giving tons of personal space. The ensuite off the master you certainly don't want to miss. Insuite laundry. Extra storage. Underground secure parking. Full time onsite condo property manager. Steps to all sorts of food, shopping , restaurants, banking and so much more. Be in the action without being part of the action in this gated professional condo building.