

# \$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

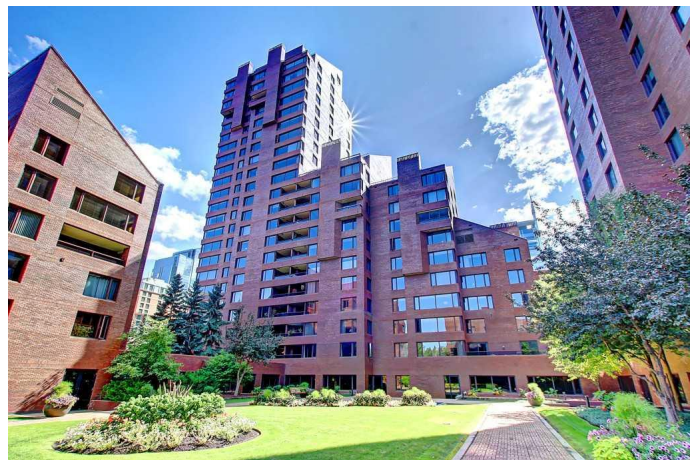
Eau Claire, Calgary, Alberta

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

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
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	94
Zoning	DC

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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