

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

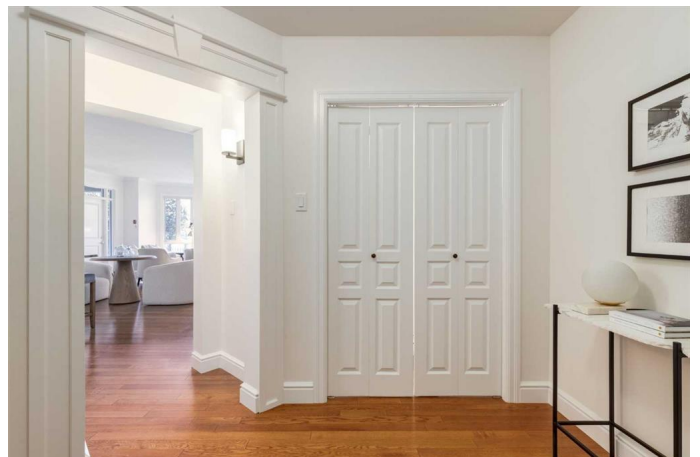
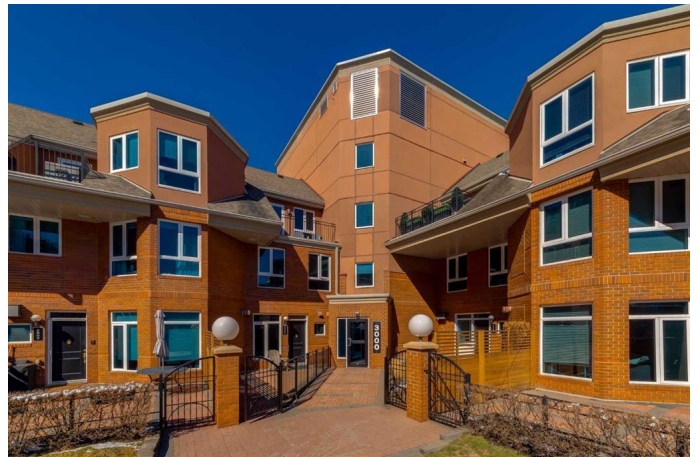
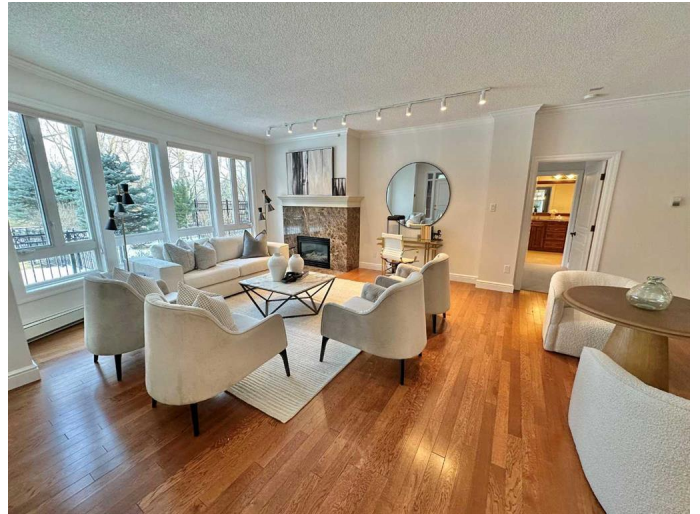
MLS® #A2208827

\$955,000

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

Eau Claire, Calgary, Alberta

**** Open House Saturday, April 12, 2-4 pm ****
Welcome to exclusive Princeâ€™s Island Estates in the heart of Eau Claire â€“ this renovated, ground floor Garden Bungalow executive suite with 9â€™ 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, Princeâ€™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	9
Zoning	DC

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.