

**4201, 400 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2131256



\$995,000

Division:	Eau Claire		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	2,068 sq.ft.	Age:	1995 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Hot Water, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 1,792
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

UNIQUE RIVER FRONT OPPORTUNITY!! THREE PRIVATE ROOFTOP PATIOS!! Experience luxury living in desirable Eau Claire, in the heart of downtown, overlooking the serene Bow River. Marvel at the picturesque views and river pathways from not one, but two of your three expansive balcony areas. This unit has a beautiful private garden planter off the front door entrance area, perfect for a morning coffee, and growing summer vegetables! As you step inside you are greeted by the dining and kitchen area with Brazilian Cherry hardwood flooring which expands into main floor living area. With over 2,200 square feet of total living space, including two bedrooms and two and a half baths, this home is designed for comfort and elegance. The gourmet kitchen is a chef's dream, featuring granite countertops, contemporary walnut cabinets, and custom lighting, creating the perfect ambiance for cooking and entertaining guests. As you move into the living room, sunlight pours in through the many windows. This bright and inviting space includes a fireplace and plenty of room for entertaining. On the second level is where your laundry closet, primary bedroom and spare bedroom are located. Primary bedroom boasts 2 closets and access to your private balcony surrounded by greenery and light. Retreat to your gorgeous ensuite, complete with a custom steam shower. The third floor has so much to offer with open loft space and access to the 2nd and 3rd balconies. The largest patio off of this level is very PRIVATE and has a beautiful view towards the park and pathways system. The possibilities in this space are endless! This condo has it's own entrance to the parking garage where your 2 parking stalls are located and features a car wash (private for residents). Conveniently located within walking distance to the LRT, pathways, green spaces, and more, this home has

so much to offer!