

**602A, 500 Eau Claire Avenue SW**  
**Calgary, Alberta**

**MLS # A2294968**



**\$439,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 1,980
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Eau Claire Estates, one of Calgary's most prestigious and established luxury residences. This exceptional building offers an elevated lifestyle defined by 24-HOUR CONCIERGE SERVICE, 7x24x365 ONSITE SECURITY, dedicated ON-SITE management, a beautifully renovated lobby, and impeccably maintained landscaped courtyards. If home security is important to you and your family, ECE is the place for you. Residents also enjoy exclusive amenities including a PRIVATE OUTDOOR PUTTING GREEN, a fully equipped FITNESS CENTRE, an INDOOR SWIMMING POOL, and a HOT TUB with change rooms, a game room, secure bike storage, and a RARE UNDERGROUND CAR WASH BAY. With only TWO SUITES PER FLOOR, privacy, security, and quiet living are hallmarks of this iconic building. This spacious 1,768 sq ft home 602A is located in the ECE main tower on the 6th floor and features two bedrooms, two bathrooms, and impressive OPEN VIEWS through its expansive windows - an outlook that remains bright, serene, and enjoyable throughout the year. The suite is a blank canvas, offering the perfect opportunity to customize and create your ideal urban retreat in one of Calgary's most coveted addresses. A significant advantage of this property is the inclusion of TWO TITLED UNDERGROUND PARKING STALLS, a rare offering in the downtown core, and an ideal solution for buyers concerned about downsizing from a home with multiple parking options. As an added benefit, the seller is providing a \$6,000 CREDIT toward your condo fees, property tax payments, or anything else you wish, adding even more value to this exceptional opportunity. The location is unmatched. Eau Claire Estates sits steps from the Bow River, Prince's Island Park, and Calgary's most scenic pathways. It is also

adjacent to the exceptional Eau Claire Club, a new private club designed for all ages&mdash;bringing an elevated social, wellness, and community experience right to your doorstep. You&rsquo;re also within walking distance of shopping, the Plus 15 network, and the Peace Bridge, which provides easy access to Kensington&rsquo;s vibrant shops and restaurants. This is a unique opportunity to secure a premium residence in one of Calgary&rsquo;s finest luxury buildings. Contact your favourite realtor today