

202A, 500 Eau Claire Avenue SW
Calgary, Alberta

MLS # A2195057



\$510,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,759 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Kitchen Island, Soaking Tub, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 1,812

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

* Judicial Sale- Investor's Opportunity* Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft. 2-bedroom, 2-bathroom home offers an incredible opportunity to refresh and personalize its interior. Located on the second floor above a 24-hour manned concierge service/ security entrance, the spacious living and dining areas, along with the kitchen, are filled with natural light. The primary suite has three-piece ensuite and a walk-in closet, while a titled underground parking space adds to the convenience. Residents enjoy a full suite of premium amenities, including: Indoor swimming pool & hot tub, Fully equipped fitness, Community gardens, BBQs & outdoor entertaining areas, car wash bay. Condo fees include heat, electricity, and water, plus all amenities. Don't miss this rare opportunity!