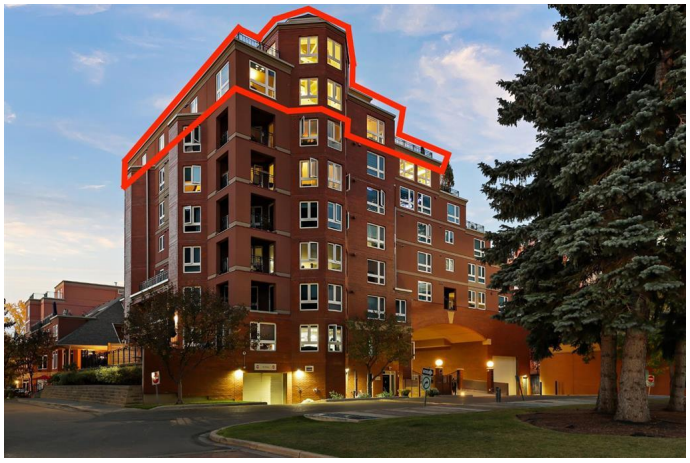
$4,750,000 - 1801, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2132204

$4,750,000
3 Bedroom, 5.00 Bathroom, 5,255 sqft
Residential on 0.00 Acres



Eau Claire, Calgary, Alberta

Experience the pinnacle of luxury living at the Penthouse in Princeâ€™s Island Estates, situated in the heart of the city along the peaceful banks of the Bow River. This exceptional residence offers proximity to a range of amenities, including upscale shops, fine dining establishments, theaters, parks, and scenic pathways. Enter this lavish home through your own private elevator entrance, where you'll be welcomed by a bright and spacious living area featuring vaulted ceilings and expansive windows that fill the space with natural light and stunning views.

The living room, sunlit office, and elegant dining area are graced with impeccably heated hardwood floors. The kitchen, perfect for culinary enthusiasts, features solid wood cabinetry, high-end appliances, dual dishwashers, and a charming breakfast nook with a custom-built table. A full bar leads to the formal dining room, creating an ideal setting for indoor and outdoor gatherings on the sprawling terrace accessible from both the nook and dining area.

The primary suite is a serene retreat with a two-story sitting area framed by large windows overlooking lush treetops. Relax in the deep soaker tub or refresh under the double shower in the primary ensuite. The ensuite seamlessly connects to the walk-in closet and dressing room, complete with a spacious island and integrated laundry area. Completing the main

level are two additional bedrooms, a welcoming office, and a cozy den.

The North loft boasts a fitness area, a bathroom with a steam shower, and a large patio with a relaxing hot tub where you can unwind while enjoying city views. On the South side, a loft with 16-foot vaulted ceilings houses the media room, a comfortable lounge, and a well-appointed wet bar. Two expansive patios offer panoramic views in every direction.

This condominium is equipped with a cutting-edge Control4 system for managing lighting, blinds, and audio, as well as an alarm system, Hubbardton Forge lighting fixtures, and three reserved underground parking spaces. Don't miss this extraordinary opportunity to own an estate condominium in one of Calgary's most prestigious communities.

Built in 1995

Essential Information

MLS® #	A2132204
Price	$4,750,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	5,255
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

Community Information

Address	1801, 400 Eau Claire Avenue Sw

Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P4X2

Amenities

Amenities	Car Wash, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	3
Parking	Parkade, Stall, Underground

Interior

Interior Features	Bar, Breakfast Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Stone Counters, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Master Downstairs, Pantry, Recreation Facilities, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Wet Bar, Wired for Data, Wired for Sound, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood, Washer/Dryer Stacked, Wine Refrigerator
Heating	Baseboard, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
# of Stories	8

Exterior

Exterior Features	Balcony, Courtyard, Garden, Lighting
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	May 15th, 2024
Days on Market	351
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Masters

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