

# \$1,249,900 - 5206, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2212954

**\$1,249,900**

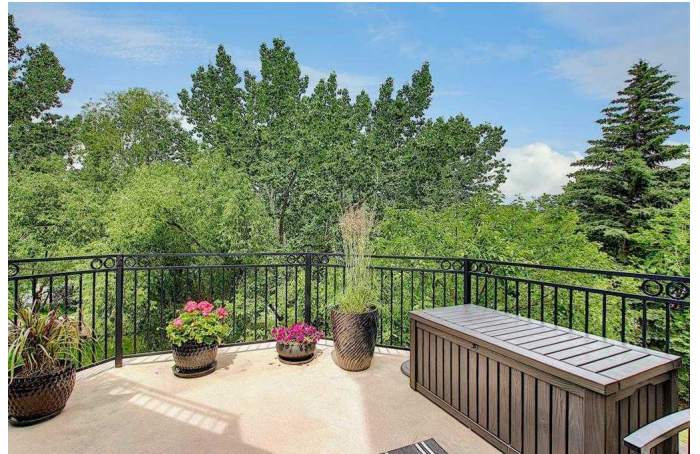
2 Bedroom, 3.00 Bathroom, 2,267 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

LOCATION, LUXURY, LIFESTYLE â€™

Welcome to the Crown Jewel of Princeâ€™s Island Estates. Experience the epitome of refined urban living in this extraordinary RIVERFRONT TOWNHOME ideally situated in the heart of PRESTIGIOUS Eau Claire. This exclusive executive END UNIT is the premier unit offering unmatched sophistication, privacy, and panoramic CITY & RIVER VIEWS from every level. Boasting over \$250,000 in HIGH END renovations, this residence combines modern elegance with timeless design. You will LOVE the 4 expansive balconies that are the LARGEST in the development and the DIRECT PRIVATE access from your two underground parking stalls DIRECTLY into this home. A gated front entry ensures heightened privacy and security, while the vibrant energy of downtown Calgary is mere steps away â€™ enjoy instant access to the Bow River pathways, world-class dining, upscale boutiques, and an endless array of amenities. A private front patio welcomes you into a bright main floor where style and function blend seamlessly. The chef-inspired kitchen is a masterpiece, featuring striking GRANITE countertops, high-end stainless steel appliances including a GAS range and professional-grade refrigerator, chic pendant lighting, a bar fridge, and extensive full-height custom cabinetry. An elegant formal dining area flows into a grand living room with a feature marble accent wall, creating an ideal space for entertaining guests in style. Every



inch of this home has been meticulously crafted to impress. Upstairs, the second level hosts two generously-sized bedrooms, each with ample closet space and fully renovated spa-inspired bathrooms complete with IN FLOOR heating, modern tile work, granite counters, and luxury finishes. The primary suite features its own private balcony overlooking tranquil river paths. The third level offers a versatile bonus room – perfect as a home office, media room, or third bedroom – along with not one, but two spectacular balconies. One offers sweeping downtown skyline views, while the other is a sprawling private terrace backing onto Prince's Island Park + the seller has engineering approval that the deck can SUPPORT A HOT TUB!!

Welcome to your own personal oasis. Homes like this do not come up often!! Don't miss this amazing opportunity to own your DREAM HOME in one of Calgary's most coveted communities. This unique property features a full time property manager & grounds keeper + all utilities are included in your condo fees!!

Built in 1995

### Essential Information

MLS® #	A2212954
Price	\$1,249,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,267
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	5206, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

## Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Assigned, Garage Door Opener, Parkade, Secured, Underground, Enclosed, Side By Side
# of Garages	2
Is Waterfront	Yes

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer
Heating	Forced Air, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Courtyard, Private Entrance, Barbecue
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Creek/River/Stream/Pond, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Silent Floor Joists
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	13
Zoning	DC

**Listing Details**

Listing Office	Real Broker
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