

# \$615,000 - 8402, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2216681

## \$615,000

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

**\*\* Open House Saturday, May 3, 2-4 PM \*\***

Welcome to exclusive Princeâ€™s Island Estates in the heart of Eau Claire â€“ this renovated, executive suite offering 2 bedrooms, each with an ensuite bath! Uniquely situated in the building, this suite offers a wide floor plan for an open sense of space. Updated with hardwood floors, gorgeous kitchen overlooking the main living area, featuring quartz waterfall counter tops, stainless steel appliances, and a wall of pantry cabinets for amazing kitchen storage. The main living area is open & spacious and offers a cozy gas fireplace with mantle in the living room and wonderful bay windows, French door to the east facing balcony and gracious dining area. The primary bedroom offers a walk in closet and 3 piece ensuite bath. Second bedroom easily doubles as a home office or guest suite and features a walk through closet and 4 piece ensuite bath. In-suite laundry and 1 titled parking stall in the heated underground parkade is so convenient! Quality is abundant in this concrete building with onsite property manager, car wash bay, 27 indoor visitor parking stalls, gas BBQ line to your patio & gated courtyard, unit electricity included in your condo fee. The location has everything all you need â€“ walkable to all that downtown has to offer - Peace Bridge, Princeâ€™s Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway â€“ your outdoor enjoyment is a moment away! The building is



pet-friendly, with 2 pets allowed per unit (with board approval, size restrictions 35 lbs max).  
Call to view Today!

Built in 1995

### **Essential Information**

MLS® #	A2216681
Price	\$615,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	8402, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

### **Amenities**

Amenities	Car Wash, Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

### **Interior**

Interior Features	Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating	Baseboard
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	9

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	2
Zoning	DC

## Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.