

# \$550,000 - 1202, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2271165

**\$550,000**

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover exceptional city living in this beautifully maintained 2-bedroom, 2-bath residence in the highly sought-after Princeâ€™s Island Estates. Perfectly positioned in the heart of Eau Claire, this spacious home is just steps from the Bow River pathways, shopping, renowned dining, and the tranquil green spaces of Princeâ€™s Island Park.

Thoughtful updates and timeless design create a warm, inviting atmosphere throughout. The open-concept layout features large windows, while the generous living area is anchored by a cozy gas fireplace—an ideal setting for relaxing or entertaining. The well-appointed kitchen offers abundant cabinetry, granite counters, quality appliances, and a layout perfect for casual dining or hosting guests. The two bedrooms are separated for privacy, with the primary suite offering a walk-through closet and its own ensuite. A second full bathroom, in-suite laundry, central A/C, and plenty of storage add to everyday convenience. Enjoy morning coffee or evening unwinding on a spacious wrap-around balcony with serene views of the complexâ€™s quiet, treed green space. This unit also includes titled underground parking and assigned storage.

Set within a highly regarded complex known for its mature landscaping, on-site management, and unbeatable walkability, this home offers an exceptional blend of comfort, security, and urban lifestyle. A truly special



opportunity in one of Calgary’s most prestigious inner-city communities.

Built in 1995

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2271165          |
| Price          | \$550,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,089             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1202, 400 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 4X2                        |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Storage, Visitor Parking, Car Wash |
| Parking Spaces | 1                                                        |
| Parking        | Titled, Underground                                      |
| # of Garages   | 1                                                        |

**Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Crown Molding                                                                              |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                                                          |
| Cooling           | Central Air                                                                                                                   |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 8   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Construction      | Brick, Concrete                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | DC (pre 1P2007)     |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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