

\$699,300 - 8704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2212883

\$699,300

1 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

****Open House Saturday June 6th, 12:00-2:00PM**** Step into this beautifully updated condo and experience downtown living at its finest! Perfectly suited for professionals and retirees seeking comfort, convenience, and a touch of elegance. With unobstructed north and west views overlooking the Bow River and Princeâ€™s Island Park, this home offers a tranquil retreat in the heart of the city. Stylish upgrades include rich black walnut hardwood floors, granite countertops, and a sleek modern kitchen featuring premium stainless steel appliances, including an induction range. The versatile den (easily convertible to a second bedroom) is bathed in natural light from large west-facing windows, makes an ideal home office or guest room, overlooking a quiet, private courtyard. Relax in the spacious primary suite, complete with a generous walk-in closet, ensuite featuring a soaker tub, and abundant storage. The second full bathroom offers a walk-in tiled shower. Step out onto the expansive deckâ€”ideal for entertaining or unwinding, with a natural gas BBQ line and breathtaking river valley views. Hot tubs are permitted with condo board approval, adding to your personal oasis. This well-managed building offers a heated titled parking stall, underground storage, in-suite Miele washer & dryer, carwash, and on-site management. Condo fees cover all utilities except cable and internet. Live steps from the Bow River pathways, Princeâ€™s Island Park, and the soon-to-open Private Eau Claire



Athletic Club. Whether you're enjoying morning walks by the river or evenings out downtown, this is the perfect home base for a sophisticated urban lifestyle. Make Eau Claire your homeâ€”Suite 8704 is waiting.

Built in 1995

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2212883 |
| Price | \$699,300 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,170 |
| Acres | 0.00 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 8704, 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, Storage, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Parkade, Stall, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, |

| | |
|-----------------|------------------|
| | Window Coverings |
| Heating | Baseboard |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Dining Room, Gas |
| # of Stories | 8 |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Courtyard |
| Construction | Brick, Concrete, Stucco |

Additional Information

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|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 57 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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