

**8601, 400 Eau Claire Avenue SW**  
**Calgary, Alberta**

**MLS # A2228936**



**\$399,900**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	710 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Marble

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Elevator, Granite Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 598

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Stunning executive condo in the heart of Eau Claire. Perfect turn-key investment opportunity or move-in ready to a beautiful boutique executive suite in gated community with underground parking stall. Low condo fees which includes all utilities, electricity, building maintenance, insurance and caretaker. Upgraded renovations including newer kitchen, bathroom, marble tile flooring throughout, leathered granite countertops and high-end appliances. Immaculate condition and prime location that is walkable to all that downtown has to offer. This inner city gem is located right next to river pathways, Peace Bridge and Prince's Island park, which ensures outdoor enjoyment mere minutes away. Call Today!