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

MLS® #A2212883
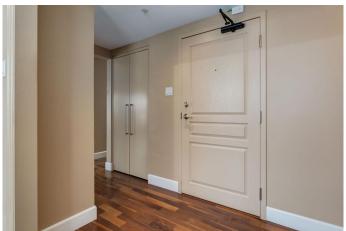
$699,300

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 Prince'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 deck—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, Prince'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 home—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	Elevator(s), Parking, Trash, Car Wash, Storage, 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, Refrigerator, Washer, Window

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

Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	April 17th, 2025
Days on Market	61
Zoning	DC

Listing Details

Listing Office	Real Broker