



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**8402, 400 Eau Claire Avenue SW**  
**Calgary, Alberta**

**MLS # A2216681**



**\$595,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 810

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** drapes

Welcome to exclusive Prince's Island Estates in the heart of Eau Claire &ndash; 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 you need &ndash; walkable to all that downtown has to offer - Peace Bridge, Prince's Island Park, restaurants & coffee shops - and the wonderful & exciting redevelopment of the Bow River Pathway and the SOON to be completed Eau Claire Plaza Re-developement (slated for completion in June 2025) &ndash; 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!