



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

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

**202A, 500 Eau Claire Avenue SW**  
**Calgary, Alberta**

**MLS # A2195057**



**\$510,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,812
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Soaking Tub, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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\* Judicial Sale- Investor's Opportunity\* Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft. 2-bedroom, 2-bathroom home offers an incredible opportunity to refresh and personalize its interior. Located on the second floor above a 24-hour manned concierge service/ security entrance, the spacious living and dining areas, along with the kitchen, are filled with natural light. The primary suite has three-piece ensuite and a walk-in closet, while a titled underground parking space adds to the convenience. Residents enjoy a full suite of premium amenities, including: Indoor swimming pool & hot tub, Fully equipped fitness, Community gardens, BBQs & outdoor entertaining areas, car wash bay. Condo fees include heat, electricity, and water, plus all amenities. Don't miss this rare opportunity!