

# \$510,000 - 202a, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2195057

**\$510,000**

2 Bedroom, 2.00 Bathroom, 1,759 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

**\* Judicial Sale- Investor's Opportunity\***

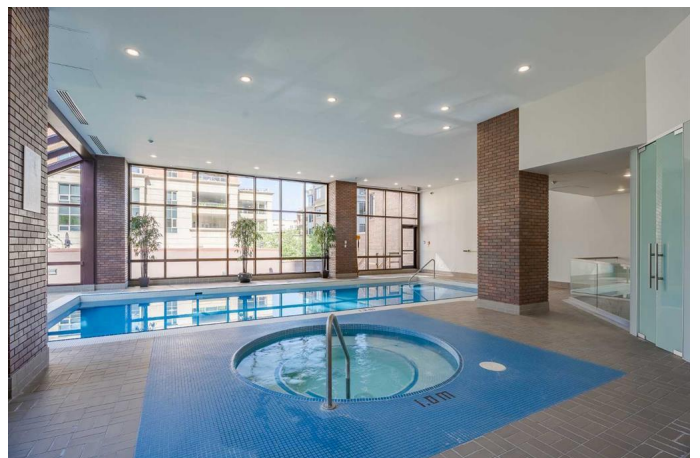
Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft.

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!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2195057  |
| Price          | \$510,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,759     |



|            |             |
|------------|-------------|
| Acres      | 0.00        |
| Year Built | 1981        |
| Type       | Residential |
| Sub-Type   | Apartment   |
| Style      | Apartment   |
| Status     | Active      |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 202a, 500 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 3R8                        |

### **Amenities**

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Picnic Area, Recreation Facilities, Secured Parking, Community Gardens, Pool |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Parkade, Secured, Titled, Underground                                                                                                     |
| Has Pool       | Yes                                                                                                                                       |

### **Interior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Kitchen Island, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Other                                          |
| Heating           | Baseboard                                      |
| Cooling           | Central Air                                    |
| # of Stories      | 24                                             |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick, Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 17th, 2025 |
| Days on Market | 83                  |
| Zoning         | DC                  |

### **Listing Details**

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

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