

# \$399,900 - 8601, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2228936

**\$399,900**

1 Bedroom, 1.00 Bathroom, 710 sqft

Residential on 0.00 Acres

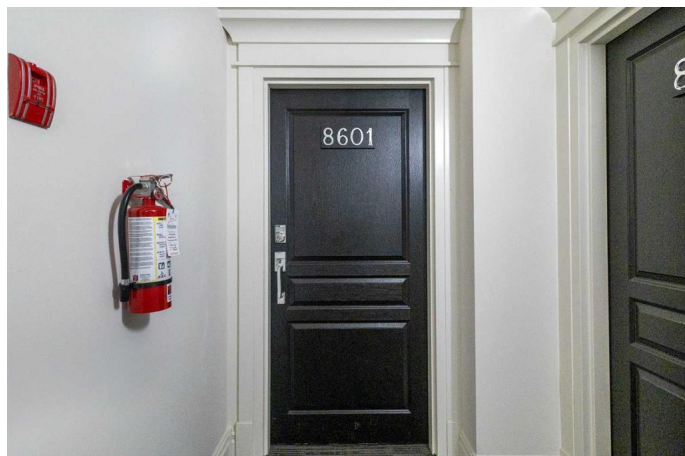
Eau Claire, Calgary, Alberta

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!

Built in 1995

## Essential Information

MLS® #	A2228936
Price	\$399,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	710
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit



Status	Active
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## Community Information

Address	8601, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Elevator, Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
# of Stories	8

## Exterior

Exterior Features	Courtyard, Private Entrance
Construction	Brick, Concrete

## Additional Information

Date Listed	June 8th, 2025
Days on Market	19
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	CIR Realty
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