

# \$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 Princeâ€™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 deckâ€”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, Princeâ€™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 homeâ€”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	Car Wash, Elevator(s), Parking, Storage, Trash, 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, Range, Refrigerator, Washer,

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

## Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete, Stucco

## Additional Information

Date Listed	April 17th, 2025
Days on Market	62
Zoning	DC

## Listing Details

Listing Office	Real Broker
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