\$659,700 - 8704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2248709

\$659,700

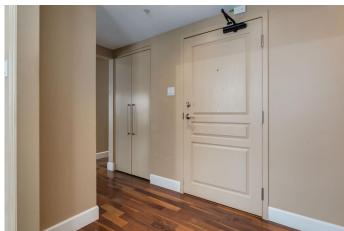
1 Bedroom, 2.00 Bathroom, 1,170 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Open House Sunday 12:00-2:00PM Experience elevated downtown living in this exquisitely updated 1 bedroom + den residence, perfectly tailored for discerning buyers seeking elegance, convenience, and a truly maintenance-free lifestyle. With sweeping north and west views over the Bow River and Prince's Island Park, this home offers a serene retreat amidst the vibrancy of the city. Every detail has been thoughtfully curated, from the rich black walnut hardwood floors to the granite countertops and a modern chef's kitchen with premium stainless steel appliances, including an induction range. The light filled, spacious den that can easily be transformed into a second bedroom, overlooks a quiet private courtyard, making it ideal for a refined home office or an inviting guest suite. The spacious primary retreat features a generous walk-in closet, ensuite with a deep soaker tub, and abundant storage. A second full bath with a walk-in tiled shower enhances both comfort and functionality.

Step onto your expansive, west-facing terrace, perfect for entertaining or evening relaxation, complete with a gas BBQ line and panoramic river valley views. For those seeking the ultimate indulgence, hot tubs are permitted with board approval, creating your very own outdoor sanctuary. Residents enjoy a full complement of building amenities, including heated titled parking, underground storage, an in-suite Miele laundry set, on-site management, and a convenient car wash bay.







Condo fees include all utilities except cable and internet, ensuring effortless living. Set within Calgary's most desirable riverside community, you are mere steps from the Bow River pathways, Prince's Island Park, and the recently opened members-only Eau Claire Athletic Club. Whether you're downsizing, seeking a lock and leave lifestyle, or simply ready to enjoy the very best of city living, this home delivers it all. Suite 8704 defines sophistication, comfort, and effortless luxury in the heart of Eau Claire. Book your showing today!

Built in 1995

Essential Information

MLS® # A2248709 Price \$659,700

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

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 Gas, Dining Room

of Stories 8

Exterior

Exterior Features Courtyard

Construction Brick, Concrete, Stucco

Additional Information

Date Listed August 16th, 2025

Days on Market 1

Zoning DC (pre 1P2007)

Listing Details

Listing Office Real Broker

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