

# \$425,000 - 902, 801 2 Avenue Sw, Calgary

MLS® #A2253487

**\$425,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

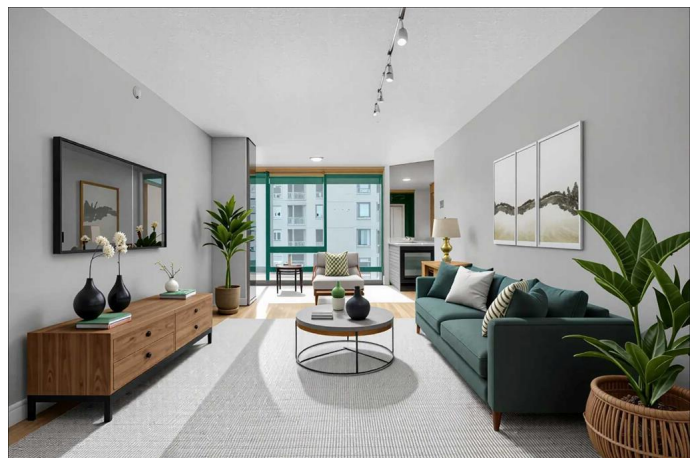
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Sunny 2-bedroom 9th floor, Concrete building, 926 sq ft of living space in sought after Eau Claire with partial downtown and river views from your south facing balcony, just steps from the Bow River pathways and the beauty of Princeâ€™s Island Park. Inside, balances warmth and functionality with abundant natural light, creating a bright and comfortable atmosphere. The open concept design provides various options for furniture arrangement in the living room w/extended sitting area with cozy Gas Fireplace. Flowing seamlessly, a spacious dining area providing plenty of room for entertaining and family dinners. Hardwood floors. A well laid out kitchen with ceramic flooring. The Primary Suite offers a 4pc ensuite. 2nd bedroom, 3pc main bathroom. In-suite laundry & storage. NOTE: TITLED parking, close to the elevator + a large TITLED storage room. Amenities include Gym, social rm (mn level), Outdoor Terrace/Sundeck 10th fl, Library, with great views of DT 14th fl, Car wash bay, Pets with board approval. Age restricted, one occupant must be over 30. A well managed building & reasonable condo fees. Visitor parking. Enjoy the fabulous Eau Claire lifestyle-restaurants, parks, pathways, downtown, transit, amenities, all close by. Immediate possession.

Built in 1996

## Essential Information



MLS® #	A2253487
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	902, 801 2 Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4Z9

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Track Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile, Zero Clearance
# of Stories	15

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

### **Additional Information**

Date Listed	September 11th, 2025
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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