



\$ 1,199,000.00

## 1301D 500 EAU CLAIRE AVENUE SW CALGARY

<https://paulbrinton.com>

Sophisticated yet comfortable, the overall professional design emphasizes balance, serenity and style. Every inch of this space is detailed in harmony. Located in perhaps Calgary's finest apartment condominium building, "500" Eau Claire Estates which is located next to the Bow River and it's park/ pathway system. A most desirable quiet...

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, High-Rise (5+)

**MLS ® #:** A1150546

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1983

**Parking:** Garage Door Opener, Heated  
Garage, Parkade, Single Garage Attached

**Post Updated:** 2021-10-30 04:48:05

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/30/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Accessibility Features:** Accessible  
Common Area, Accessible Doors, Accessible  
Elevator Installed, Accessible Entrance, No  
Stairs/One Level

**Fireplace Features:** Electric, Gas Log, Gas  
Starter, Living Room, Marble, Master  
Bedroom, Raised Hearth

**Community Features:**  
Park, Sidewalks, Street Lights, Shopping  
Nearby

**Fencing:** None

**Cooling:** Central Air

**Total Parking:** 1

**Flooring:** Carpet, Stone, Tile

**Association Amenities:** Elevator(s), Fitness  
Center, Indoor Pool, Secured Parking, Visitor  
Parking

**Pool Features:** Indoor

**Exterior Features:** Courtyard, Garden

**District:** CAL Zone CC

**Inclusions:** Custom Linen Draperies through  
the suite.



**Interior Features:** Built-in Features,Closet Organizers,Double Vanity,Elevator,Kitchen Island,No Smoking Home,Recessed Lighting,Soaking Tub,Walk-In Closet(s)

**Roof Type:** Metal

**Lot Features:** Backs on to Park/Green Space,Greenbelt,Yard Lights,Treed,Views,Waterfront

**Heating Type:** Baseboard,Hot Water,Natural Gas,Zoned

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 605.38

**Photo Count:** 50

**Unit Exposure:** W

**Construction Materials:** Brick

**Foundation:** Poured Concrete

**Living Area SF:** 1980.59

**Structure Type:** High Rise (5+ stories)

**Outbuildings:** None

**Laundry features:** In Hall

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Unit Number:** 1301D

**Suite:** No

**Appliances:** Bar Fridge,Built-In Freezer,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Electric Cooktop,Electric Oven,Microwave,Washer/Dryer Stacked,Window Coverings

**Subdivision Name:** Eau Claire

**Lot Size Acres:** 0.00

**Restrictions:** Pet Restrictions or Board approval Required

