

**8704, 400 Eau Claire Avenue SW  
Calgary, Alberta**

**MLS # A2248709**



**\$659,700**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 951
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV Wall Mount, Heated Towel Rack

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!