

# \$1,249,900 - 5206, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2212954

**\$1,249,900**

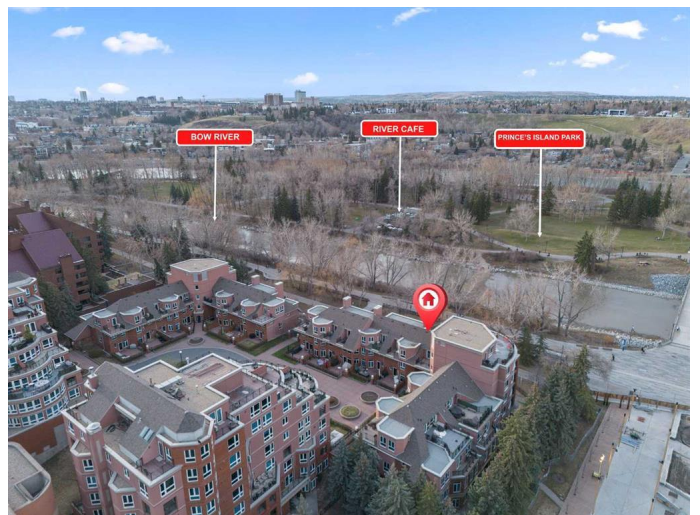
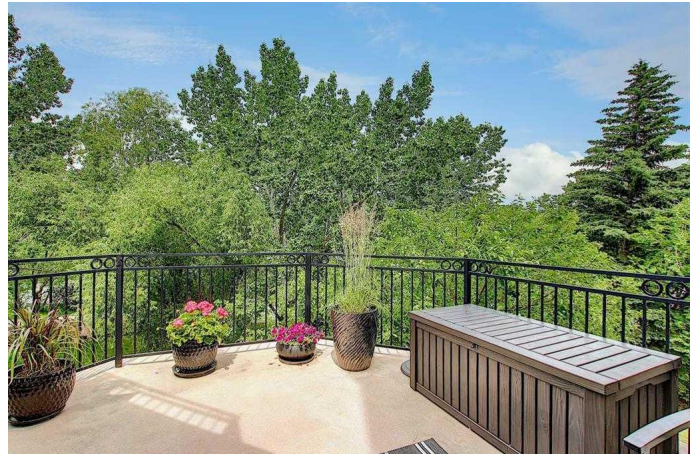
2 Bedroom, 3.00 Bathroom, 2,267 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

LOCATION, LUXURY, LIFESTYLE

Welcome to the Crown Jewel of Prince's Island Estates. Experience the epitome of refined urban living in this extraordinary RIVERFRONT TOWNHOME ideally situated in the heart of PRESTIGIOUS Eau Claire. This exclusive executive END UNIT is the premier unit offering unmatched sophistication, privacy, and panoramic CITY & RIVER VIEWS from every level. Boasting over \$250,000 in HIGH END renovations, this residence combines modern elegance with timeless design. You will LOVE the 4 expansive balconies that are the LARGEST in the development and the DIRECT PRIVATE access from your two underground parking stalls DIRECTLY into this home. A gated front entry ensures heightened privacy and security, while the vibrant energy of downtown Calgary is mere steps away - enjoy instant access to the Bow River pathways, world-class dining, upscale boutiques, and an endless array of amenities. A private front patio welcomes you into a bright main floor where style and function blend seamlessly. The chef-inspired kitchen is a masterpiece, featuring striking GRANITE countertops, high-end stainless steel appliances including a GAS range and professional-grade refrigerator, chic pendant lighting, a bar fridge, and extensive full-height custom cabinetry. An elegant formal dining area flows into a grand living room with a feature marble accent wall, creating an ideal space for entertaining guests in style. Every



inch of this home has been meticulously crafted to impress. Upstairs, the second level hosts two generously-sized bedrooms, each with ample closet space and fully renovated spa-inspired bathrooms complete with IN FLOOR heating, modern tile work, granite counters, and luxury finishes. The primary suite features its own private balcony overlooking tranquil river paths. The third level offers a versatile bonus room – perfect as a home office, media room, or third bedroom – along with not one, but two spectacular balconies. One offers sweeping downtown skyline views, while the other is a sprawling private terrace backing onto Prince's Island Park + the seller has engineering approval that the deck can SUPPORT A HOT TUB!!

Welcome to your own personal oasis. Homes like this do not come up often!! Don't miss this amazing opportunity to own your DREAM HOME in one of Calgary's most coveted communities. This unique property features a full time property manager & grounds keeper + all utilities are included in your condo fees!!

Built in 1995

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212954      |
| Price          | \$1,249,900   |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,267         |
| Acres          | 0.00          |
| Year Built     | 1995          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 5206, 400 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 4X2                        |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Elevator(s)                                                                         |
| Parking Spaces | 2                                                                                   |
| Parking        | Assigned, Garage Door Opener, Parkade, Secured, Underground, Enclosed, Side By Side |
| # of Garages   | 2                                                                                   |
| Is Waterfront  | Yes                                                                                 |

## Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub                                                                                  |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer |
| Heating           | Forced Air, Natural Gas, Hot Water                                                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                                   |

## Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Entrance, Barbecue                                                                                             |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Creek/River/Stream/Pond, Waterfront |
| Roof              | Asphalt Shingle                                                                                                                            |
| Construction      | Brick, Concrete, Stucco, Silent Floor Joists                                                                                               |
| Foundation        | Poured Concrete                                                                                                                            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 5                |
| Zoning         | DC               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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