

# \$510,000 - 202a, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2195057

## \$510,000

2 Bedroom, 2.00 Bathroom, 1,759 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

### \* Judicial Sale- Investorâ€™s Opportunity\*

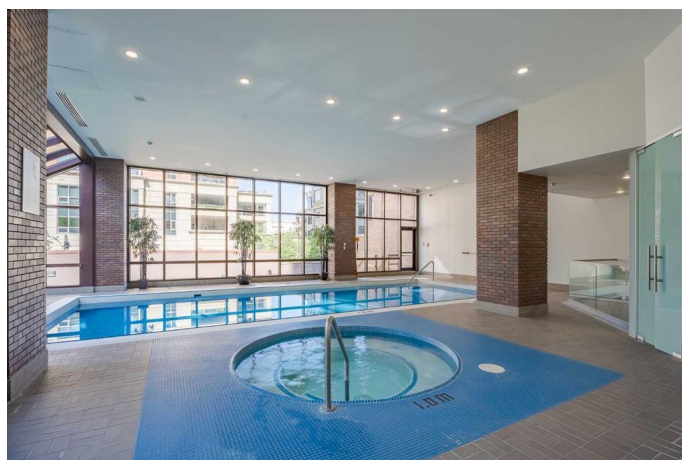
Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft.

2-bedroom, 2-bathroom home offers an incredible opportunity to refresh and personalize its interior. Located on the second floor above a 24-hour manned concierge service/ security entrance, the spacious living and dining areas, along with the kitchen, are filled with natural light. The primary suite has three-piece ensuite and a walk-in closet, while a titled underground parking space adds to the convenience. Residents enjoy a full suite of premium amenities, including: Indoor swimming pool & hot tub, Fully equipped fitness, Community gardens, BBQs & outdoor entertaining areas, car wash bay. Condo fees include heat, electricity, and water, plus all amenities. Don't miss this rare opportunity!

Built in 1981

## Essential Information

MLS® #	A2195057
Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,759



Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	202a, 500 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 3R8

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Picnic Area, Recreation Facilities, Secured Parking, Community Gardens, Pool
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground
Has Pool	Yes

### **Interior**

Interior Features	Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Other
Heating	Baseboard
Cooling	Central Air
# of Stories	24

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	56
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
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