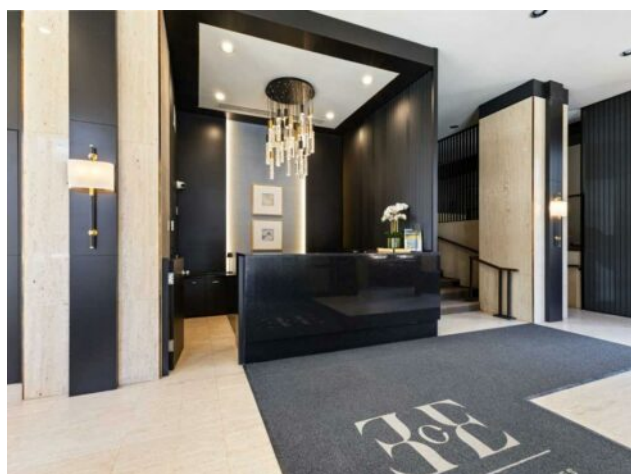


**C400, 500 Eau Claire Avenue SW
Calgary, Alberta**

MLS # A2212635



\$1,095,000

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	3,023 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parkade, Secured, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 3,021
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

The Pinnacle of Urban Sophistication. This exceptional 3,022 square foot sub-penthouse residence offers an unparalleled standard of refined living. Situated within the distinguished address of 500 Eau Claire Avenue SW. This two-bedroom, three-bathroom, plus den apartment is a testament to classic design, meticulous craftsmanship, and an unwavering commitment to sophisticated comfort. Upon entering via a private lobby landing, residents are immediately enveloped in an atmosphere of understated grandeur. The meticulously designed living and dining areas flow seamlessly, offering an ideal setting for both intimate gatherings and grand entertaining. Thoughtfully curated finishes, including bespoke millwork underscore the residence's exceptional quality. Adjacent to the kitchen, the versatile den provides a dedicated space for a home office, library, or media room, adapting effortlessly to the discerning homeowner's needs. The primary bedroom is a sanctuary of tranquility, boasting generous proportions, a private loft, and a ensuite bathroom. The well-appointed second bedroom offers ample closet space, ensuring comfort and privacy for guests or family. Beyond the exquisite interiors, residents of this sub-penthouse enjoy exclusive access to premium building amenities, including fitness center, indoor pool/spa, a residents' lounge, and dedicated concierge services. Featuring two side by side parking stalls with close proximity to the elevator. A rare opportunity to acquire a truly exceptional property in the heart of the city, with quick access to the downtown core and the new Eau Claire Athletic Club.