

202A, 500 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2195057



**\$510,000**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Eau Claire                            |        |                   |
| Type:     | Residential/High Rise (5+ stories)    |        |                   |
| Style:    | Apartment                             |        |                   |
| Size:     | 1,759 sq.ft.                          | Age:   | 1981 (44 yrs old) |
| Beds:     | 2                                     | Baths: | 2                 |
| Garage:   | Parkade, Secured, Titled, Underground |        |                   |
| Lot Size: | -                                     |        |                   |
| Lot Feat: | -                                     |        |                   |

|             |  |            |          |
|-------------|--|------------|----------|
| Heating:    | Baseboard                                      | Water:     | -        |
| Floors:     | Carpet, Laminate, Tile                         | Sewer:     | -        |
| Roof:       | -  | Condo Fee: | \$ 1,812 |
| Basement:   | -  | LLD:       | -        |
| Exterior:   | Brick, Concrete                                | Zoning:    | DC       |
| Foundation: | -  | Utilities: | -        |
| Features:   | Kitchen Island, Soaking Tub, Walk-In Closet(s) |            |          |

Inclusions: N/A

\* Judicial Sale- Investor'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!