



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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8103, 400 Eau Claire Avenue SW  
Calgary, Alberta

MLS # A2245631



**\$650,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Eau Claire                         |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,410 sq.ft.                       | Age:   | 1995 (30 yrs old) |
| Beds:     | 2                                  | Baths: | 1 full / 1 half   |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                         |            |                 |
|-------------|-------------------------|------------|-----------------|
| Heating:    | Baseboard, Natural Gas  | Water:     | -               |
| Floors:     | Hardwood, Tile          | Sewer:     | -               |
| Roof:       | -                       | Condo Fee: | \$ 1,150        |
| Basement:   | -                       | LLD:       | -               |
| Exterior:   | Brick, Concrete, Stucco | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                       | Utilities: | -               |

**Features:** Bookcases, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage

**Inclusions:** AC, Book Shelves, All Window Coverings

Rare Garden-Level Bungalow in Eau Claire with a private yard, professionally renovated interior, and exceptional accessibility. Offering over 1,400 square feet of refined single-level living, this home combines modern comfort, thoughtful design, and an unbeatable location. Step into a bright and open-concept living space with 9-foot ceilings, engineered hardwood floors, and garden-facing windows fitted with upgraded blinds. The spacious layout includes a 1-bedroom plus a den&mdash;perfect for a home office or overnight guests. The fully renovated kitchen is both stylish and functional, featuring quartz countertops, stainless steel appliances, induction cooktop, ample storage, and a generous sized pantry. The primary suite easily fits a king-sized bed with room to spare. The luxurious, handicap-accessible bathroom features a large barrier-free waterproofed shower with a stunning rose quartz bench, dual sinks, and elegant modern finishes. A dedicated mud room with full sized washer and dryer connects directly to the heated underground parkade, offering the convenience of private front and back entrances&mdash;ideal for pet owners, gardeners, or anyone seeking easy access. Outdoor living is just as impressive, with a private fenced yard, aggregate patio, gas line for BBQ, and beautiful flowers surrounded by mature trees&mdash;your own tranquil oasis in the city. This pet-friendly complex (with board approval) includes valuable amenities like a car wash bay, 27 indoor visitor parking stalls, onsite property manager, and a secure concrete structure for peace of mind. Additional highlights include air conditioning, titled underground parking directly outside of the unit, assigned storage locker, and condo fees that include all utilities (water, power, gas). Whether you're downsizing from a house or seeking a posh, low-maintenance inner-city lifestyle,

this exceptional home offers comfort and convenience in one of Calgary's most desirable communities. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo!