

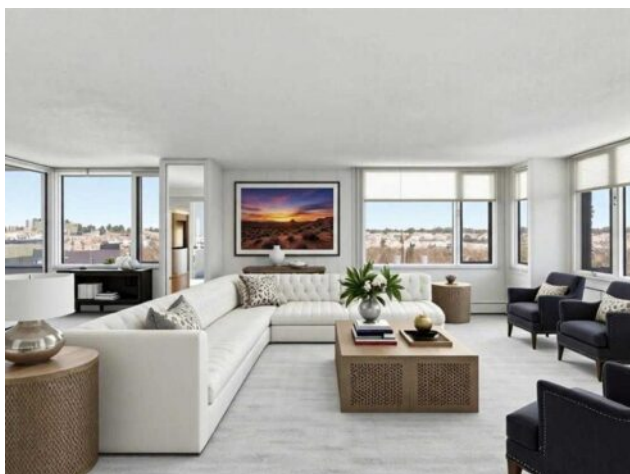


DON'T GAMBLE WITH YOUR HOME.
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1001A, 500 Eau Claire Avenue SW
 Calgary, Alberta

MLS # A2287929



\$497,800

Division:	Eau Claire		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,589 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,800
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

Located along the Bow River in the heart of Eau Claire, this 10th-floor residence at Eau Claire Estates represents one of Calgary's most prestigious riverfront addresses and offers a combination of size, layout, and features that are increasingly difficult to replicate. Spanning nearly 1,600 sq. ft. of interior living space, this 2-bedroom, 2-bathroom home is defined by its scale and flexibility. The layout is exceptional, featuring expansive principal rooms, excellent separation between living and sleeping areas, and two private balconies—one with a north-facing exposure overlooking the Bow River, and the other south-facing toward the city skyline. A standout and increasingly rare feature is the inclusion of two titled underground parking stalls, a meaningful differentiator within the building and a major value driver for both full-time and part-time residents. The home is well maintained and fully functional in its current condition, offering buyers multiple paths forward: enjoy it as-is, refresh cosmetically over time, or reimagine the space to suit a more modern aesthetic. For those considering a more comprehensive update, professional architectural drawings and interior finish specifications are available, providing a clear vision for future potential. Eau Claire Estates is a solid concrete complex known for its privacy, security, and full-service lifestyle. Amenities include 24-hour concierge and security, a health club with fitness centre, indoor pool and hot tub (currently undergoing a complete renovation and expected to reopen later this summer), car wash, bike storage, resident lounge, and beautifully maintained common areas. Condo fees include all utilities, including electricity, heat, water, and central air conditioning. Steps from Prince's Island Park, the Bow River pathway system, downtown core, and Eau Claire's shops and

restaurants, this is an opportunity to secure space, parking, and location in one of Calgary's most established riverfront communities.