

# \$480,000 - 201b, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2202742

**\$480,000**

2 Bedroom, 2.00 Bathroom, 1,628 sqft  
Residential on 0.00 Acres

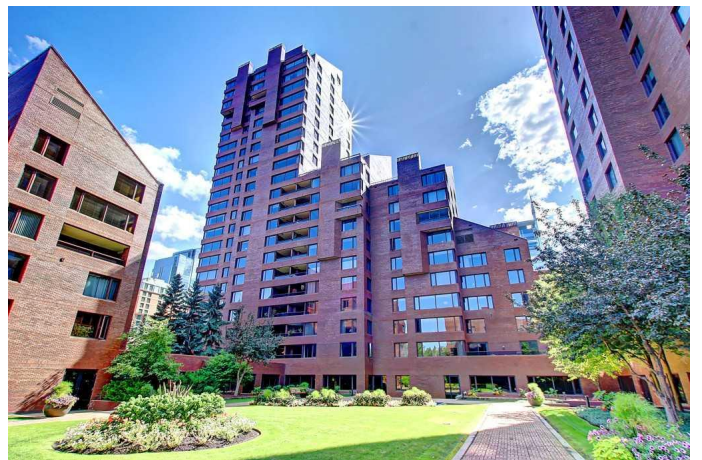
Eau Claire, Calgary, Alberta

LIVE, WORK, PLAY. Welcome to 1600+ SQ FT of maintenance free living. Live downtown backing on to Princess Island Park in the fabulous Eau Claire Estates condo complex. Being in Calgary's downtown core you are just a few minutes walk to the +15 system, Eau Claire Market, Cinema's and Gyms. This large 2 bedroom and 2 full bath unit features an open and spacious living room/dinning room area perfect for entertaining complimented by laminate flooring, update appliances and a beautiful view of the courtyard. Living at Eau Claire Estates you have 24/7 security, onsite new renovate gym, swimming pool, hut tub, secure underground parking, storage, car wash, garden area, BBQ area, balcony and much more. Your new home awaits you!

Built in 1983

## Essential Information

MLS® #	A2202742
Price	\$480,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,628
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Apartment



Style Single Level Unit  
Status Active

### Community Information

Address 201b, 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, Park, Parking, Playground, Snow Removal, Storage, Visitor Parking  
Parking Spaces 1  
Parking Parkade, Titled

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings  
Heating Hot Water, Natural Gas  
Cooling Central Air  
# of Stories 12

### Exterior

Exterior Features Balcony, BBQ gas line, Courtyard, Garden, Lighting, Playground, Storage  
Roof Metal  
Construction Concrete

### Additional Information

Date Listed March 15th, 2025  
Days on Market 23  
Zoning DC

### Listing Details

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.