

# \$510,000 - 202a, 500 Eau Claire Avenue Sw, Calgary

MLS® #A2195057

**\$510,000**

2 Bedroom, 2.00 Bathroom, 1,759 sqft  
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

**\* Judicial Sale- Investor's Opportunity\***

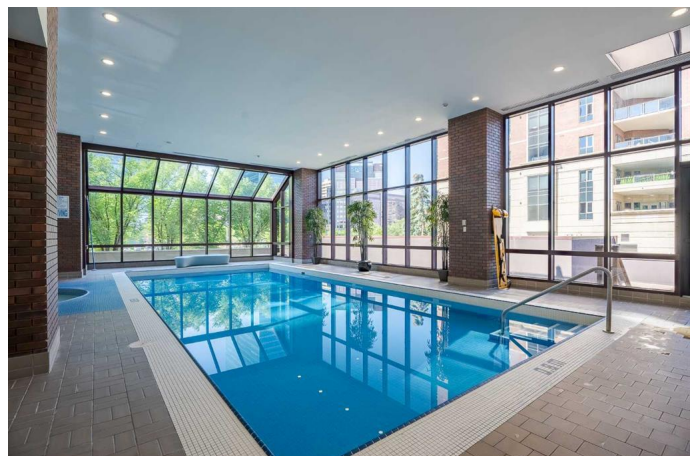
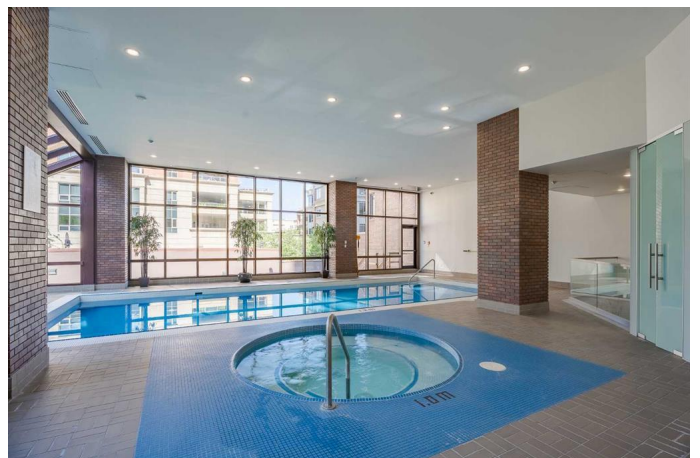
Discover the potential of this prime downtown residence at the prestigious 500 Eau Claire address. Perfectly positioned for convenient access to shopping, top-tier restaurants, and cultural attractions, this 1759 sq. ft.

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!

Built in 1981

## Essential Information

MLS® #	A2195057
Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,759



Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	202a, 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, Parking, Picnic Area, Recreation Facilities, Secured Parking, Community Gardens, Pool
Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground
Has Pool	Yes

### **Interior**

Interior Features	Kitchen Island, Soaking Tub, Walk-In Closet(s)
Appliances	Other
Heating	Baseboard
Cooling	Central Air
# of Stories	24

### **Exterior**

Exterior Features	None
Construction	Brick, Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	44
Zoning	DC

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.