

# \$659,700 - 8704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2248709

**\$659,700**

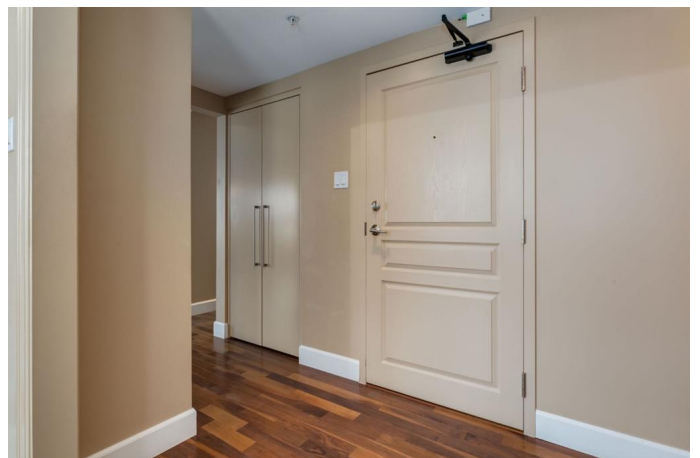
1 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

**\*\*Open House Sunday 12:00-2:00PM\*\***

Experience elevated downtown living in this exquisitely updated 1 bedroom + den residence, perfectly tailored for discerning buyers seeking elegance, convenience, and a truly maintenance-free lifestyle. With sweeping north and west views over the Bow River and Princeâ€™s Island Park, this home offers a serene retreat amidst the vibrancy of the city. Every detail has been thoughtfully curated, from the rich black walnut hardwood floors to the granite countertops and a modern chefâ€™s kitchen with premium stainless steel appliances, including an induction range. The light filled, spacious den that can easily be transformed into a second bedroom, overlooks a quiet private courtyard, making it ideal for a refined home office or an inviting guest suite. The spacious primary retreat features a generous walk-in closet, ensuite with a deep soaker tub, and abundant storage. A second full bath with a walk-in tiled shower enhances both comfort and functionality. Step onto your expansive, west-facing terrace, perfect for entertaining or evening relaxation, complete with a gas BBQ line and panoramic river valley views. For those seeking the ultimate indulgence, hot tubs are permitted with board approval, creating your very own outdoor sanctuary. Residents enjoy a full complement of building amenities, including heated titled parking, underground storage, an in-suite Miele laundry set, on-site management, and a convenient car wash bay.



Condo fees include all utilities except cable and internet, ensuring effortless living. Set within Calgary's most desirable riverside community, you are mere steps from the Bow River pathways, Prince's Island Park, and the recently opened members-only Eau Claire Athletic Club. Whether you're downsizing, seeking a lock and leave lifestyle, or simply ready to enjoy the very best of city living, this home delivers it all. Suite 8704 defines sophistication, comfort, and effortless luxury in the heart of Eau Claire. Book your showing today!

Built in 1995

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248709          |
| Price          | \$659,700         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,170             |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 8704, 400 Eau Claire Avenue Sw |
| Subdivision | Eau Claire                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2P 4X2                        |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Car Wash, Elevator(s), Parking, Storage, Trash, Visitor Parking |
|-----------|-----------------------------------------------------------------|

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 1                                   |
| Parking        | Parkade, Stall, Titled, Underground |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer, Window Coverings                                                |
| Heating           | Baseboard                                                                                                                           |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas, Dining Room                                                                                                                    |
| # of Stories      | 8                                                                                                                                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Courtyard               |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 1                 |
| Zoning         | DC (pre 1P2007)   |

### 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.