\$639,900 - 8704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2258961

\$639,900

1 Bedroom, 2.00 Bathroom, 1,170 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Experience elevated downtown living in this freshly painted and exquisitely updated 1 bedroom plus den residence, designed for discerning buyers who value elegance, convenience, and a truly maintenance-free lifestyle. With sweeping north and west views of the Bow River Valley and Prince'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 chef's kitchen with premium stainless steel appliances, including an induction range. The light-filled den, overlooking a private courtyard, offers versatility as a refined home office, welcoming guest suite, or easily converted second bedroom. The spacious primary retreat features a generous walk-in closet, ensuite with a deep soaker tub, and abundant storage, complemented by a second full bath with a walk-in tiled shower. Step onto the expansive west facing terrace, perfect for entertaining or unwinding, 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 a private outdoor sanctuary. This luxury residence also includes heated titled parking, underground storage, in-suite Miele laundry, on-site management, and a convenient car wash bay. Condo fees cover all utilities except cable and internet, ensuring effortless living. Set within Calgary's most prestigious







riverside community, and just steps from the newly opened members-only Eau Claire Athletic Club, this home is ideal for snowbirds, downsizers, and buyers seeking a secure lock-and-leave lifestyle. Suite 8704 defines sophistication, comfort, and turnkey luxury in the heart of Eau Claire. Book your private showing today.

Built in 1995

Essential Information

MLS® # A2258961 Price \$639,900

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 Dining Room, Gas

of Stories 8

Exterior

Exterior Features Courtyard

Construction Brick, Concrete, Stucco

Additional Information

Date Listed September 21st, 2025

Days on Market 42

Zoning DC (pre 1P2007)

Listing Details

Listing Office Real Broker

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