

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

MLS® #A2258961

**\$659,700**

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 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 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 Calgaryâ€™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          | \$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      | Elevator(s), Parking, Trash, Visitor Parking, Car Wash, Storage |
| Parking Spaces | 1                                                               |
| Parking        | Parkade, Stall, Underground, Titled                             |

**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    | September 21st, 2025 |
| Days on Market | 3                    |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

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

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