

\$550,000 - 1202, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2271165

\$550,000

2 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Discover exceptional city living in this beautifully maintained 2-bedroom, 2-bath residence in the highly sought-after Princeâ€™s Island Estates. Perfectly positioned in the heart of Eau Claire, this spacious home is just steps from the Bow River pathways, shopping, renowned dining, and the tranquil green spaces of Princeâ€™s Island Park.

Thoughtful updates and timeless design create a warm, inviting atmosphere throughout. The open-concept layout features large windows, while the generous living area is anchored by a cozy gas fireplaceâ€”an ideal setting for relaxing or entertaining. The well-appointed kitchen offers abundant cabinetry, granite counters, quality appliances, and a layout perfect for casual dining or hosting guests. The two bedrooms are separated for privacy, with the primary suite offering a walk-through closet and its own ensuite. A second full bathroom, in-suite laundry, central A/C, and plenty of storage add to everyday convenience. Enjoy morning coffee or evening unwinding on a spacious wrap-around balcony with serene views of the complexâ€™s quiet, treed green space. This unit also includes titled underground parking and assigned storage.

Set within a highly regarded complex known for its mature landscaping, on-site management, and unbeatable walkability, this home offers an exceptional blend of comfort, security, and urban lifestyle. A truly special



opportunity in one of Calgary’s most prestigious inner-city communities.

Built in 1995

Essential Information

MLS® #	A2271165
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1202, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

Amenities

Amenities	Elevator(s), Parking, Storage, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

Interior

Interior Features	Granite Counters, No Smoking Home, Crown Molding
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Brick, Concrete

Additional Information

Date Listed	November 18th, 2025
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX First
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