

\$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 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	\$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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