102D 500 Eau Claire Avenue SW

Calgary | Active | MLS® A2355364

$449,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1981**	**941.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Unique Inner City Living at its Finest! This rare soft loft conversion Eau Claire condo is perfect for anyone looking for a trendy modern living space with the amenities of an established neighbourhood. Throughout this 973 sq ft, 1 bedroom loft are polished concrete floors and open 11-foot ceilings. The main living area is bright and open with the industrial stylized kitchen finished with stainless steel appliances, counters, and cabinets. The 3-pc bath has a large walk-in shower and a dressing/male-up counter with additional storage. The hall area houses an alcove large enough to accommodate a work area. At over 420 sq ft, this west facing outdoor living area is unmatched, with high privacy walls, separate entrance, and room for cooking, dining, and lounging spaces. All utilities (power, heat & water) are included in the monthly condo fees. The parkade offers secure underground titled parking, bike storage, and car wash. Incredible building amenities include 24 hr concierge service, party room, indoor pool, hot tub, and fitness facilities - no more gym fees! The building offers plenty of setting areas perfect for meetings or visiting. Located walking distance to the heart of downtown makes this the perfect option for young professionals and buyers looks for a more pedestrian urban lifestyle. The Bow River Pathway & Prince’s Island Park are steps from your front door or walk to Kensington and 17th Ave SW. Close to all amenities, SAIT, Foothills Medical Campus, and the University of Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355364
Bedrooms	1
Bathrooms	1
Year Built	1981
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	941.65 sq. ft.

Main Level Finished Area:	941.65 sq. ft.
Condo Fee:	$973.36
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	20
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8310913
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Concrete

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Eau Claire Estates
Community:	Eau Claire
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Indoor Pool, Party Room, Pool, Secured Parking, Spa/Hot Tub, Trash
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 9'4" × 8'8" ·
Main Floor	Dining Room · 17'4" × 11'6" ·
Main Floor	Foyer · 9'4" × 7'7" ·
Main Floor	Kitchen · 12'7" × 11'9" ·
Main Floor	Living Room · 16'4" × 15'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	High Ceilings, Metal Counters, Open Floorplan, Storage
Exterior Features:	Other

Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102d-500-eau-claire-avenue-sw-calgary-a2355364/

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