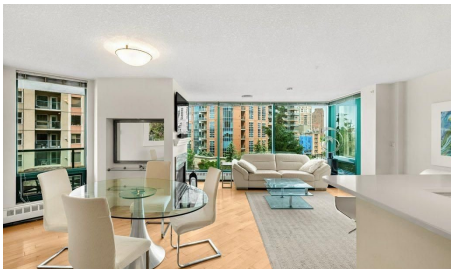
501 801 2 Avenue SW

Calgary | Active | MLS® A2324573

$450,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1996**	**1,011.31 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Hope Street Real Estate Corp.

A closer look

Welcome to this beautifully maintained 30+ adult living building, ideally situated in a quiet cul-de-sac just steps from the Bow River and Calgary's vibrant downtown core. This spacious 2-bedroom, 2-bathroom suite features an open-concept floor plan designed for comfortable living and effortless entertaining. The gourmet kitchen is appointed with quartz countertops, a convection oven, built-in microwave/exhaust fan, and built-in refrigerator, all overlooking the bright and inviting living area which make for a great place to entertain friends and family.
Floor-to-ceiling windows fill the home with natural light while showcasing picturesque views of the Bow River and downtown skyline above the treetops. Step outside to the expansive private balcony, complete with a gas BBQ hookup-perfect for relaxing or entertaining guests.
The primary bedroom offers a walk-in closet and a private 4-piece ensuite. The second bedroom features custom built-ins, creating an ideal home office or guest space. A dedicated laundry room with additional storage adds convenience and functionality. Residents of the highly sought-after Eau Claire Lookout enjoy exceptional amenities, including premium building security, a beautifully renovated lobby lounge, a fully equipped fitness centre, and a main-floor social room available for private gatherings. For relaxation, take advantage of the stunning 10th-floor outdoor sun deck and herb garden, or retreat to the 14th-floor library, complete with a cozy fireplace and panoramic city views. Step outside your front door and immediately connect to Calgary's extensive river pathway system, scenic pedestrian bridges, parks, shopping, and dining. This is riverside urban living at its finest-offering an unmatched combination of tranquility, convenience, and walkability..

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2324573
Bedrooms	2
Bathrooms	2
Year Built	1996
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:	1,011.31 sq. ft.
Condo Fee:	$749.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	5
Stories Total:	15
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1996 (Age: 30)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9612647
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Frame, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Parking:	Heated Garage, Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Lookout
Community:	Eau Claire
Amenities:	Car Wash, Elevator(s), Fitness Center, Party Room, Roof Deck, Secured Parking, Visitor Parking
Appliances:	Built-In Refrigerator, Dishwasher, Electric Oven, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 17'9" × 15'5" ·
Main Floor	Kitchen · 11'2" × 8'2" ·
Main Floor	Dining Room · 10'3" × 8'3" ·
Main Floor	Bedroom - Primary · 18' × 12'6" ·
Main Floor	Bedroom · 12'6" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Walking/Bike Paths

Interior Features:	Bookcases, Closet Organizers, No Animal Home, No Smoking Home, Jetted Tub, Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Jun 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/501-801-2-avenue-sw-calgary-a2324573/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.