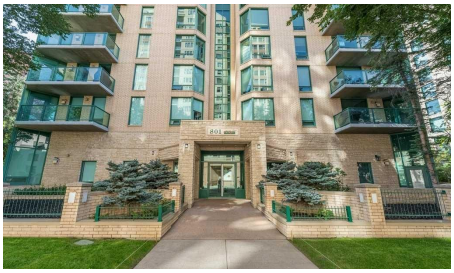
802 801 2 Avenue SW

Calgary | Active | MLS® A2357853

$480,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1996**	**1,115.26 sq. ft.**

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Listed by CIR Realty

A closer look

RARE OPPORTUNITY to own in THE LOOKOUT, one of Eau Claire's most prestigious and sought-after residences! Opportunities to purchase in this exceptionally well-managed, age-restricted (30+) building are few and far between. With just 16 floors and approximately 56 residences, The Lookout offers an exclusive boutique-style living experience in the heart of one of Calgary's most desirable west end inner-city communities, EAU CLAIRE. Its elegant exterior, constructed of sandstone-colored Tyndall stone and Dutch buff/yellow brick, creates a timeless appearance with a durable, low-maintenance exterior.

Located on the 8th floor, this spacious corner unit offers over 1,100 sq. ft. of thoughtfully designed living space, featuring two bedrooms, two full bathrooms. Wake up to the EAST exposure, coffee on your balcony or sunroom. The exposure are north and east, north for view, east for SUNSHINE. Floor-to-ceiling windows showcase beautiful city and neighborhood views while filling the home with natural light. This END UNIT doesn't look into another building--street view--Al Forno is below--go grab a croissant and expresso!

The functional floor plan offers generous living and dining areas, complemented by a bright dining / sunroom-the perfect place to enjoy your mornings, curl up with a book, or simply take in the views year-round. One of the standout features of this home is the massive east- and north-facing balcony, providing exceptional outdoor living space and plenty of room to relax, entertain, or enjoy the peaceful surroundings of Eau Claire. This is an outdoor space you will truly appreciate.

The spacious primary suite features ample closet space and a private ensuite, while the second bedroom and additional full bathroom provide flexibility for guests, a home office, or shared living arrangements.

THE LOCATION IS EXCEPTIONAL! Step outside and connect with Calgary's extensive Bow River pathway system, perfect for walking, cycling, or simply enjoying the river. Prince's Island Park and the iconic Peace Bridge are nearby, while downtown offices, restaurants, cafés, shopping, public transit, and the +15 network are all within easy reach. Enjoy some of Calgary's favourite local spots, including Buchanan's Chop House & Whisky Bar, Alforno Bakery & Café, and Hutch Café, all just steps from your door.

Residents of The Lookout enjoy a strong sense of community and exceptional building amenities, including a fitness room/GYM, party room on the main floor, an outdoor PATIO/communal garden set up is located on the 10th floor. This home also includes titled underground parking and titled storage, providing the security and convenience expected from a premier Eau Claire address. The PARKING is oversized, perhaps for accessibility, the storage is next door down from the parking.

Whether you're downsizing, seeking a convenient lock-and-leave lifestyle, or looking to enjoy one of Calgary's most walkable and vibrant communities, this is a rare opportunity to call The Lookout home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357853
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:	1,115.26 sq. ft.
Main Level Finished Area:	1,115.28 sq. ft.
Condo Fee:	$792.78
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	East, North
Floor Location:	Other
Entry Level:	8
Stories Total:	16
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
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
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	No
Garage Spaces:	1
Parking:	Parkade, Stall, Titled, 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:	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Range Hood, Refrigerator, Washer/Dryer

Inclusions:	NA
Restrictions:	Adult Living, Restrictive Covenant
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 9'9" × 9'1" ·
Main Floor	Bedroom - Primary · 19'4" × 13'7" ·
Main Floor	Dining Room · 15' × 7'11" ·
Main Floor	Kitchen · 17'1" × 8'7" ·
Main Floor	Living Room · 20'1" × 15'1" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (PRE 1P2007)
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/802-801-2-avenue-sw-calgary-a2357853/

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