

\$1,199,888 - 5206, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2266679

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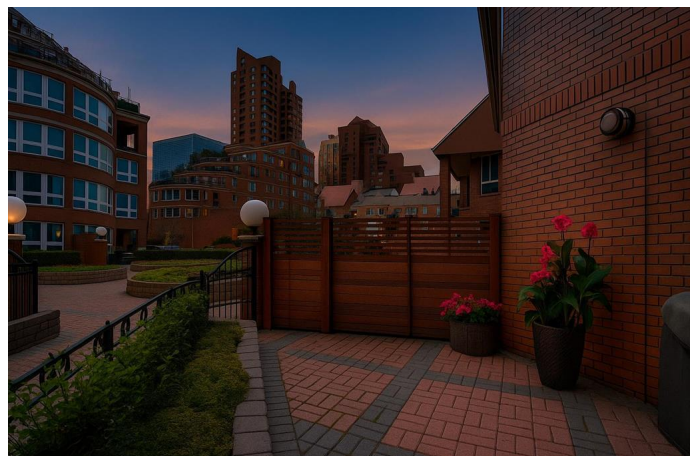
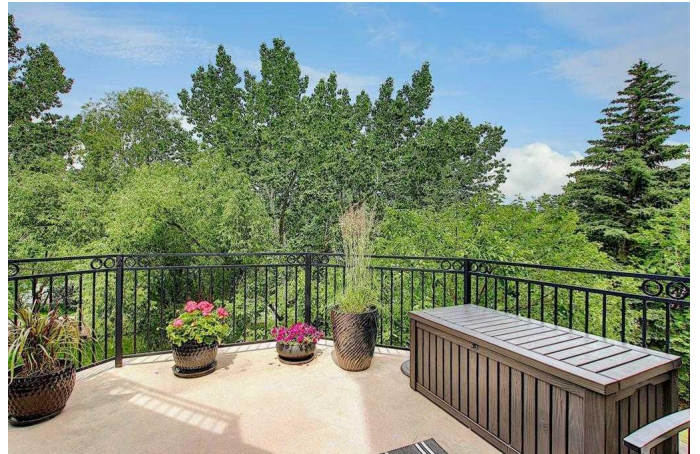
2 Bedroom, 3.00 Bathroom, 2,267 sqft

Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

LOCATION, LUXURY, LIFESTYLE

Welcome to the Crown Jewel of Prince's Island Estates. Experience the epitome of refined urban living in this extraordinary RIVERFRONT TOWNHOME ideally situated in the heart of PRESTIGIOUS Eau Claire. This exclusive executive END UNIT is THE premier unit offering unmatched sophistication, privacy, and panoramic CITY & RIVER VIEWS from every level. Boasting over \$250,000 in HIGH END renovations, this residence combines modern elegance with timeless design. You will LOVE the 4 expansive balconies that are the LARGEST in the development and the DIRECT PRIVATE access from your 2 UNDERGROUND PARKING STALLS DIRECTLY into this home. A gated front entry ensures heightened privacy and security, while the vibrant energy of downtown Calgary is mere steps away – enjoy instant access to the Bow River pathways, world-class dining, upscale boutiques, and an endless array of amenities. A private front patio welcomes you into a bright main floor where style and function blend seamlessly. The chef-inspired kitchen is a masterpiece, featuring striking GRANITE countertops, high-end stainless steel appliances including a GAS range and professional-grade refrigerator, chic pendant lighting, a bar fridge, and extensive full-height custom cabinetry. An elegant formal dining area flows into a grand living room with a feature marble accent wall, creating an ideal space for entertaining guests in style. Every



inch of this home has been meticulously crafted to impress. Upstairs, the second level hosts two generously-sized bedrooms, each with ample closet space and fully renovated spa-inspired bathrooms complete with IN FLOOR heating, modern tile work, granite counters, and luxury finishes. The primary suite features its own private balcony overlooking tranquil river paths. The third level offers a versatile bonus room – perfect as a home office, media room, or 3rd bedroom – along with not one, but two spectacular balconies. One offers sweeping downtown skyline views, while the other is a sprawling private terrace backing onto Prince's Island Park + the seller has engineering approval that this deck can SUPPORT A HOT TUB!!

Welcome to your own personal oasis. Homes like this do not come up often!! Don't miss this amazing opportunity to own your DREAM HOME in one of Calgary's most coveted communities. This unique property features a full time property manager & grounds keeper + ALL UTILITIES are included in your condo fees!!

Built in 1995

Essential Information

MLS® #	A2266679
Price	\$1,199,888
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,267
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status	Active
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Community Information

Address	5206, 400 Eau Claire Avenue Sw
Subdivision	Eau Claire
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 4X2

Amenities

Amenities	Elevator(s)
Parking Spaces	2
Parking	Garage Door Opener, Parkade, Titled, Underground, Side By Side, Secured
Is Waterfront	Yes

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer
Heating	Forced Air, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Balcony, Courtyard, Private Entrance, Barbecue
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Creek/River/Stream/Pond, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
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