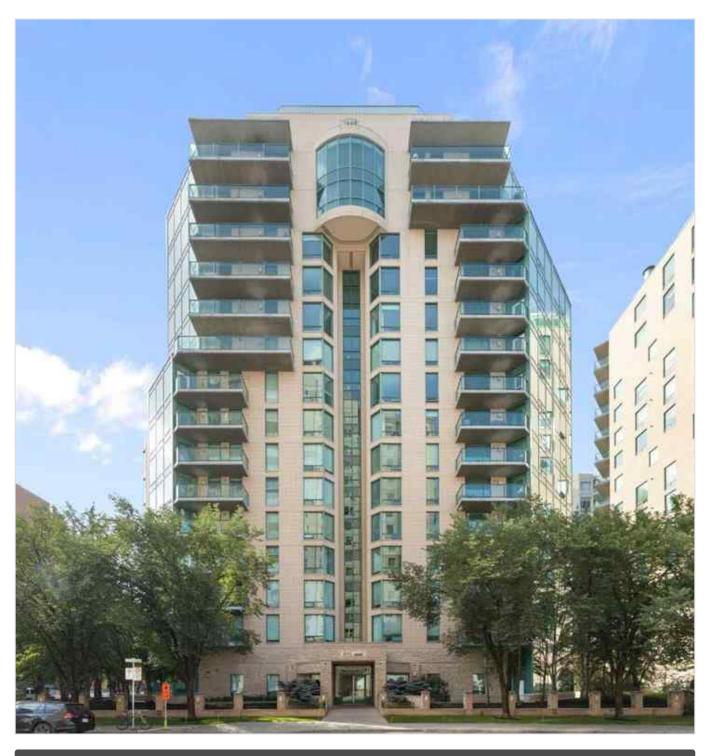# 902, 801 2 Avenue SW, Calgary, Alberta - $425,000

Main Photo

Photos
Coming
Soon

P:

Property Description

Sunny 2-bedroom 9th floor, Concrete building, 926 sq ft of living space in sought after Eau Claire with partial downtown and river views from your south facing balcony, just steps from the Bow River pathways and the beauty of Prince's Island Park. Inside, balances warmth and functionality with abundant natural light, creating a bright and comfortable atmosphere. The open concept design provides various options for furniture arrangement in the living room w/extended sitting area with cozy Gas Fireplace. Flowing seamlessly, a spacious dining area providing plenty of room for entertaining and family dinners. Hardwood floors. A well laid out kitchen with ceramic flooring. The Primary Suite offers a 4pc ensuite. 2nd bedroom, 3pc main bathroom. In-suite laundry & storage. NOTE: TITLED parking, close to the elevator + a large TITLED storage room. Amenities include Gym, social rm (mn level), Outdoor Terrace/Sundeck 10th fl, Library, with great views of DT 14th fl, Car wash bay, Pets with board approval. Age restricted, one occupant must be over 30. A well managed building & reasonable condo fees. Visitor parking. Enjoy the fabulous Eau Claire lifestyle-restaurants, parks, pathways, downtown, transit, amenities, all close by. Immediate possession.

REALTOR Referral

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Photos
Coming
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