

# \$408,000 - 902, 801 2 Avenue Sw, Calgary

MLS® #A2253487

**\$408,000**

2 Bedroom, 2.00 Bathroom, 926 sqft

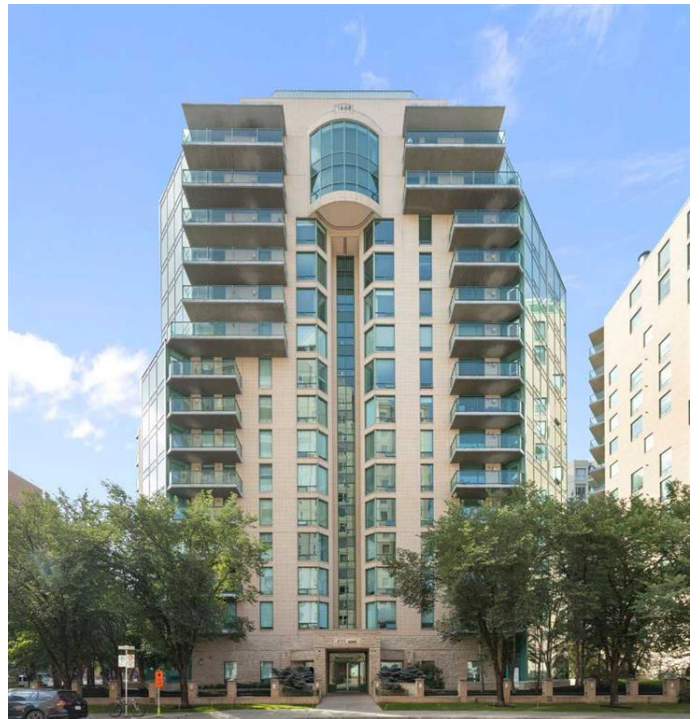
Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Just steps to the Bow River Pathways and the beauty of Princess Island Park in the sought community of Eau Clair. This 9th floor, 926 Sq ft condo offers relaxing partial river & area views from your large south facing balcony. Concrete building, with Titled underground parking + your own huge private Titled singular storage locker. Stepping 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 spacious living room with cozy Gas Fireplace. Flowing seamlessly, a good sized dining area provides 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. Amenities include Gym, social rm- (main 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.

Built in 1996

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2253487          |
| Price          | \$408,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 926               |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 902, 801 2 Avenue Sw |
| Subdivision | Eau Claire           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2P 4Z9              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Parking |
| Parking Spaces | 1                                              |
| Parking        | Parkade, Titled, Underground                   |
| # of Garages   | 1                                              |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Track Lighting                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Hot Water, Natural Gas                                                             |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |
| # of Fireplaces   | 1                                                                                  |
| Fireplaces        | Gas, Great Room                                                                    |
| # of Stories      | 15                                                                                 |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony, BBQ gas line  |
| Roof              | Tar/Gravel             |
| Construction      | Brick, Concrete, Stone |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 40                   |
| Zoning         | DC (pre 1P2007)      |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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