

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

MLS® #A2253487

\$408,000

2 Bedroom, 2.00 Bathroom, 926 sqft

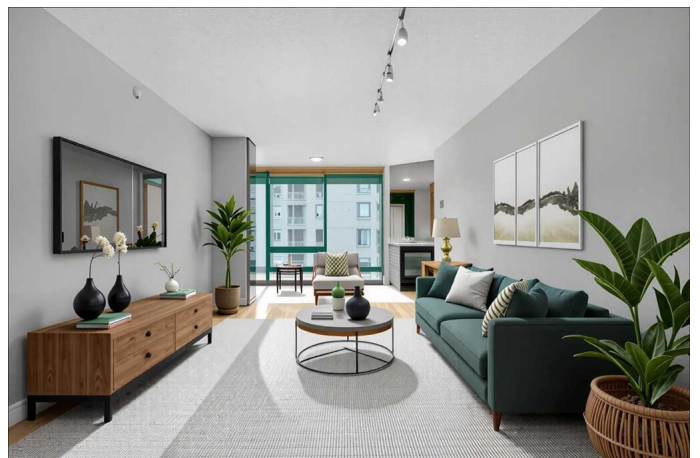
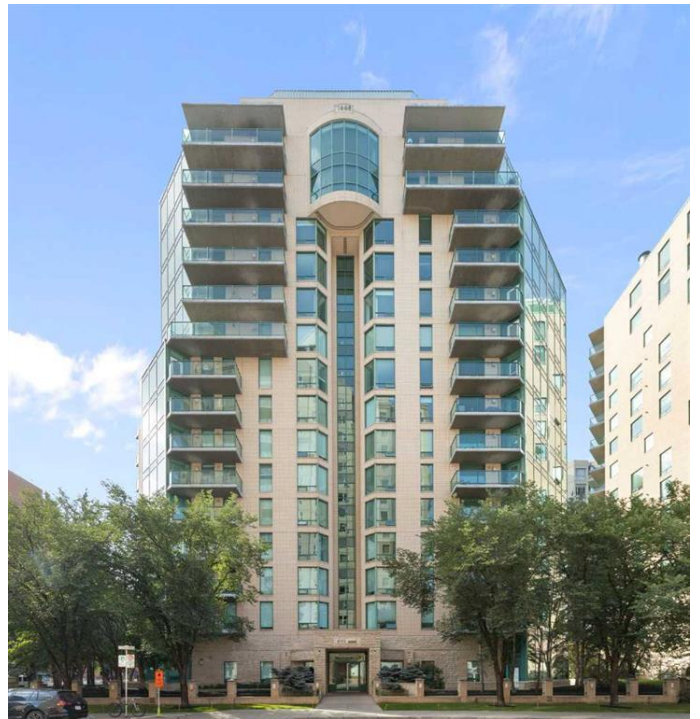
Residential on 0.00 Acres

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	24
Zoning	DC (pre 1P2007)

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.