



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**1801, 400 Eau Claire Avenue SW  
Calgary, Alberta**

**MLS # A2132204**



**\$4,750,000**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Penthouse		
<b>Size:</b>	5,255 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 4,310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Primary Downstairs, Recessed Lighting, Recreation Facilities, Smart Home, Soaking Tub, Stone Counters, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Hot tub, kitchen table, dining table, TVs, remote blinds in living room and master bedroom

Experience the pinnacle of luxury living at the Penthouse in Prince’s Island Estates, situated in the heart of the city along the peaceful banks of the Bow River. This exceptional residence offers proximity to a range of amenities, including upscale shops, fine dining establishments, theaters, parks, and scenic pathways. Enter this lavish home through your own private elevator entrance, where you’ll be welcomed by a bright and spacious living area featuring vaulted ceilings and expansive windows that fill the space with natural light and stunning views. The living room, sunlit office, and elegant dining area are graced with impeccably heated hardwood floors. The kitchen, perfect for culinary enthusiasts, features solid wood cabinetry, high-end appliances, dual dishwashers, and a charming breakfast nook with a custom-built table. A full bar leads to the formal dining room, creating an ideal setting for indoor and outdoor gatherings on the sprawling terrace accessible from both the nook and dining area. The primary suite is a serene retreat with a two-story sitting area framed by large windows overlooking lush treetops. Relax in the deep soaker tub or refresh under the double shower in the primary ensuite. The ensuite seamlessly connects to the walk-in closet and dressing room, complete with a spacious island and integrated laundry area. Completing the main level are two additional bedrooms, a welcoming office, and a cozy den. The North loft boasts a fitness area, a bathroom with a steam shower, and a large patio with a relaxing hot tub where you can unwind while enjoying city views. On the South side, a loft with 16-foot vaulted ceilings houses the media room, a comfortable lounge, and a well-appointed wet bar. Two expansive patios offer panoramic views in every direction. This condominium is equipped with a cutting-edge Control4 system for

managing lighting, blinds, and audio, as well as an alarm system, Hubbardton Forge lighting fixtures, and three reserved underground parking spaces. Don't miss this extraordinary opportunity to own an estate condominium in one of Calgary's most prestigious communities.