

**205, 200 La Caille Place SW**  
**Calgary, Alberta**

**MLS # A2153074**



**\$407,500**

<b>Division:</b>	Eau Claire		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 845
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Discover your dream urban home in Calgary's highly desirable Eau Claire neighborhood! This elegant 2-bedroom, 1-bathroom condo, built in 1999, offers a perfect blend of classic charm and modern amenities, ideal for those seeking a peaceful yet vibrant lifestyle in the heart of the city. Step into a kitchen with upgraded stainless steel appliances, adding a touch of luxury to everyday living. Located in the picturesque Eau Claire community, this condo provides unbeatable access to scenic river pathways, tranquil parks, and all the urban conveniences Calgary has to offer. Enjoy walking distance to Prince's Island Park for nature lovers, where outdoor activities and the beauty of the Bow River are just moments away. Take in riverside strolls, cycling, and relaxing by the water, or explore the trendy streets of nearby Kensington, filled with boutique shopping, gourmet dining, and a lively arts scene. The condo's high ceilings and open-concept layout create a spacious, bright atmosphere that feels both welcoming and elegant. One of the standout features is the expansive southwest-facing terrace—a large outdoor space perfect for entertaining guests, hosting barbecues, or simply soaking up the sunshine with breathtaking views of nature and the city skyline. Additional perks include Concierge Services and secured underground parking for ultimate comfort and security. Whether you're unwinding on your private terrace or soaking up the excitement of Eau Claire and Kensington, this condo offers the perfect balance of urban convenience and serene living. Don't miss out on owning a piece of Calgary's urban paradise! Book a viewing today and explore the timeless elegance and unbeatable location of this stunning condo. Be sure to check out the virtual tour!