

# WELCOME TO EAU CLAIRE



CONDOMINIUM | 1,868 sq ft | 2 BEDROOMS | 2 BATHROOMS



## 303, 200 LA CAILLE PLACE SW

Fabulous Eau Claire location! Welcome to Chateau La Caille beautifully perched along the banks of the Bow River in Calgary's premiere Downtown community. Step out of your condo and you'll find endless tranquil pathways along the rivers edge, the Iconic Peace Bridge, Princess Island Park. Eau Claire Market, fine restaurants, cinemas and so much more. This proximity offers an incredible lifestyle, and executive living in a prestigious concrete building. Truly amazing concierge services too. Travelling then no worries, just lock and leave as concierge will also do frequent checks on your condo while you're away. Step in and you may just fall in love. Upon entering you'll find 1868 sq. ft. of stunning one level wide open air conditioned living space that features an impressive layout, complete privacy, and charming tranquil views. First you'll be greeted by a grand front entry, dream sized kitchen with elegant white cabinetry, quality appliances, convenient large center island, and breakfast bar. Not to mention a cozy nook area that opens to a large private balcony, and massive bright open living/dining room areas with gas fireplace surrounded by numerous large windows. You'll love the sizable master bedroom with it's deluxe 5pce ensuite, large walk-in closet, and it's own private balcony. Lastly you'll also appreciate the benefits of having 2 titled underground parking stalls, and 1 titled storage locker. This really is Downtown living at it's absolute best. A wonderful opportunity not to be missed. **MLS® # A2073798**



## Florenzo Civitarese

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# 303, 200 La Caille Place SW

**Condominium**

Neighbourhood: **Eau Claire**

**Architecture Style:** High rise  
**Construction:** Poured Concrete  
**Parking:** Heated Garage, Underground (2)

### Main Level

Kitchen:	14`0" x 16`5"
Dining Room:	24`9" x 14`3"
Living Room:	22`2" x 19`3"
Breakfast:	9`5" x 9`11"
Primary Bedroom:	13`11" x 21`9"
Bedroom:	16`1" x 11`2"
Laundry:	6`4" x 5`9"

**Appliances:** Washer, Refrigerator, Cooktop - Electric, Dishwasher, Oven, Dryer, Microwave Range Hood Combo, Window Coverings

**Maintenance Fee Includes:** Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Property Management, Reserve Fund Contributions, Security, Sewer, Water



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