

---

WHERE EXCELLENCE LIVES



GLOBAL  
LUXURY<sup>SM</sup>

---

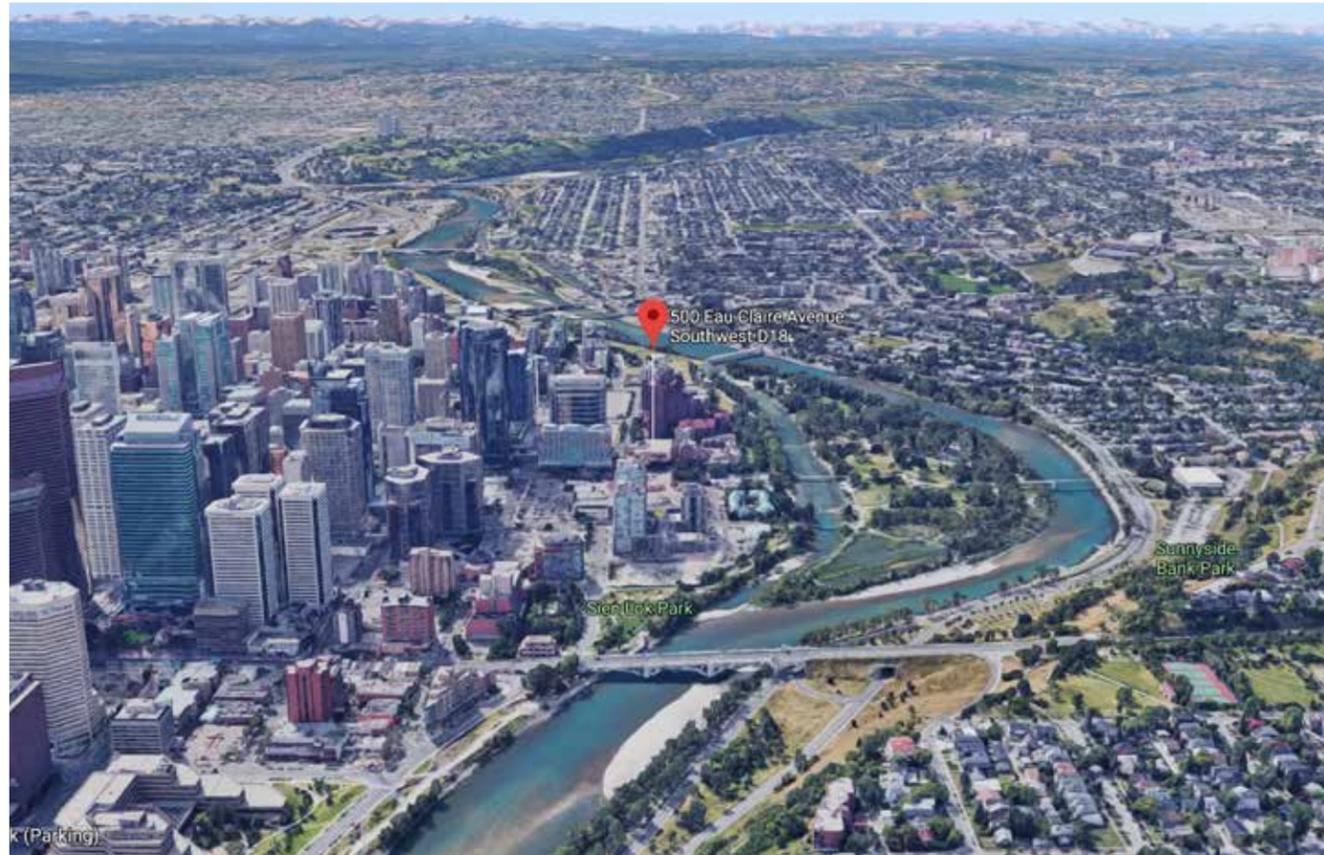
THE STARNES GROUP



18TH FLOOR SUB-PENTHOUSE (TOWER D)

D1800, 500 EAU CLAIRE AVENUE SW | CALGARY, ALBERTA, CANADA

COMMUNITY OF EAU CLAIRE



*Proudly Presenting*

18TH FLOOR SUB-PENTHOUSE (TOWER D)  
D1800, 500 EAU CLAIRE AVENUE, SW

COMMUNITY OF EAU CLAIRE

MAIN LEVEL SIZE	3,229 Square Feet
REGISTERED SIZE	3,238 Square Feet
PATIO AREA	292 Square Feet



THE LIFESTYLE OF A SELECT FEW

The lineage of success and brilliant minds that have resided in this magnificent luxury condo fill the air with inspiration. This exquisite contemporary styled luxury condo encompasses the entire 18th floor of the 'D' tower in the prestigious estate community of 'Eau Claire Estates'. This is one of the only condominium developments in Calgary representative of living "at the Plaza in New York". You are immediately greeted by the concierge upon your arrival and are escorted to an elevator leading to your own private vestibule opening to your residence. Start your morning with a swim in the pool, open the East patio door for fresh air while you enjoy your morning coffee, have a steam shower in your designer bathroom, leave to your meeting downtown which is within walking distance or only a 5 minute cab ride away, return before dinner for a run in Princess Island Park, and invite friends over to visit for tapas and wine in over 3,200 sf of incredible 'gallery' entertaining space. Featuring three bedrooms, interiors masterfully designed by the renowned Monica Stevens (of Monica Stevens Interior Design), a 'six diamond' master suite, impeccable designer lighting, outstanding storage designs, opulent finishings, and stupendous views of the river valley, the mountains and the park, this is the lifestyle of choice for a select few.



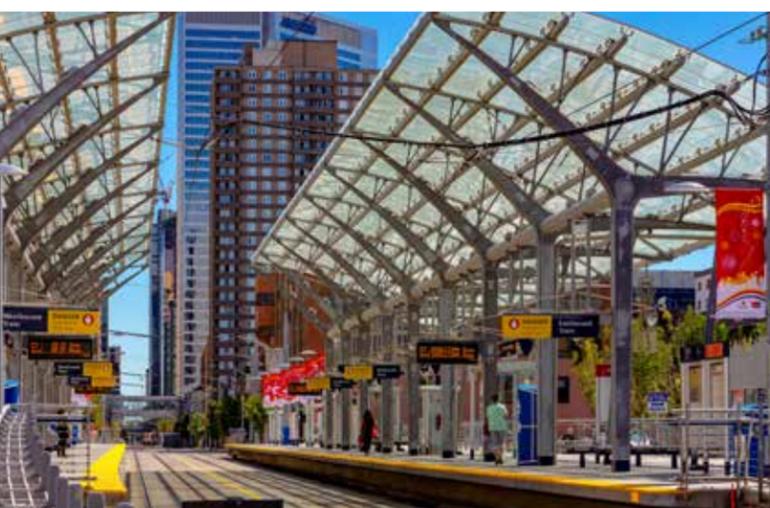
## THE COMMUNITY OF EAU CLAIRE

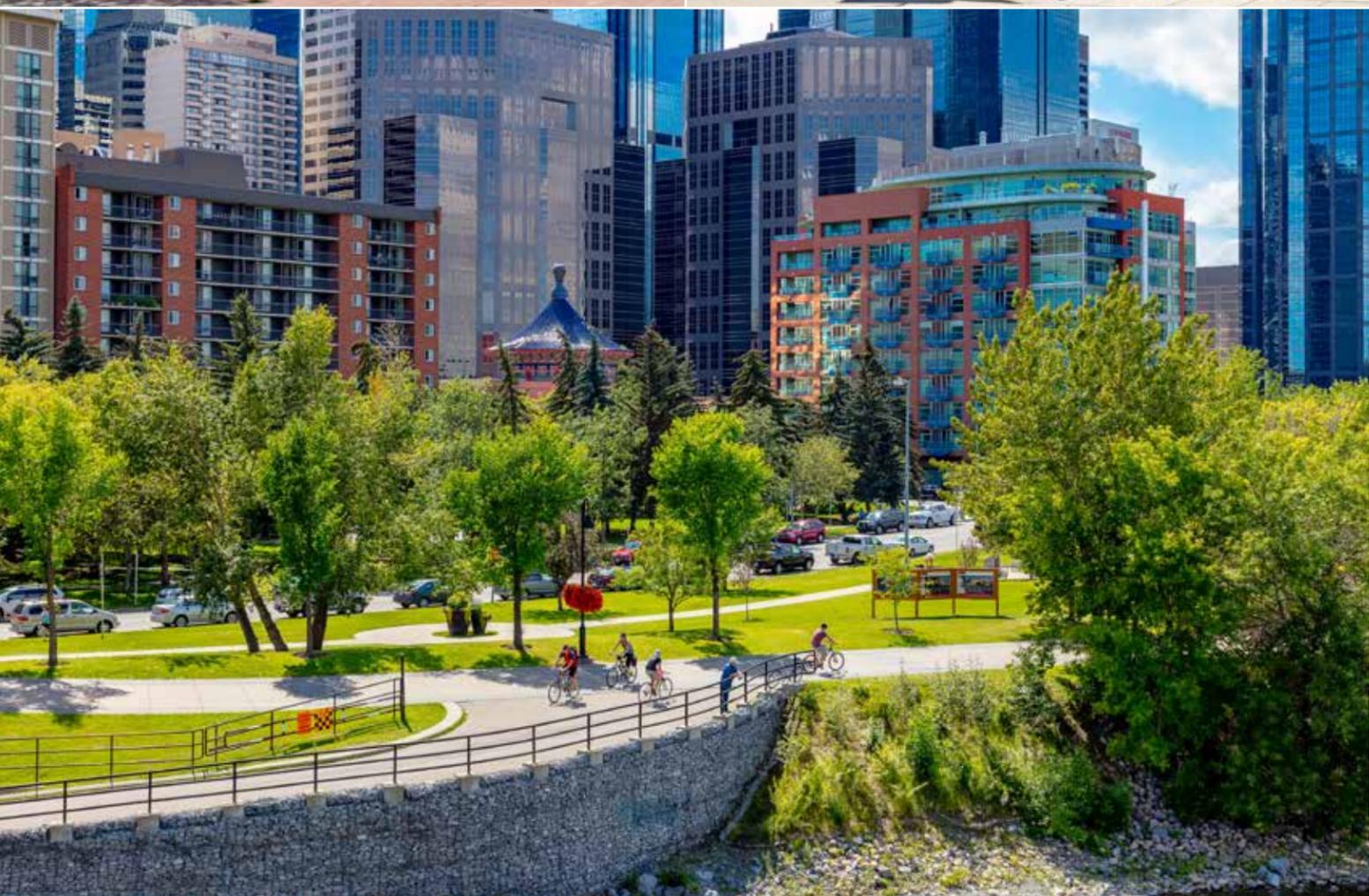
The community of Eau Claire takes its name from the Eau Claire Lumber Company, which was established by Isaac Kendall Kerr in 1886 and managed by Peter Prince. Mr. Kerr came to Calgary to build a sawmill for lumbermen interested in developing timber resources in the Bow Valley. He created his mill at what is now 3rd Street and 1st Avenue S.W., opposite Prince's Island, which was named after Mr. Prince. A mix of riverside condominiums, shopping, restaurants, hotels, a large public plaza and urban parkland make Eau Claire one of Calgary's most popular areas. Contained within Eau Claire is the city's Festival District.





The area fronts the Bow River and sits immediately North of 3rd Avenue South. North of Eau Claire is Prince's Island Park, a large urban park on an island in the Bow River and the site of many summer festivals, including the Calgary Folk Music Festival, Carifest, Shakespeare in the Park and various busking happenings. Within Eau Claire is Eau Claire Market and a variety of pubs and restaurants. It is also located on the city's large network of pedestrian pathways and trails, along the Bow River pathway. It sits immediately south of the Bow River. The mall is home to several unique and "one of a kind" shops and galleries, a six screen Cineplex Odeon multiplex, a food court and several restaurants. To coincide with the reconfiguration of Eau Claire Plaza, plans are currently in development to demolish and completely rebuild the market which has declined in popularity in recent years. The new market will likely cater to a larger and more diverse demographic to better serve the residential community at large.

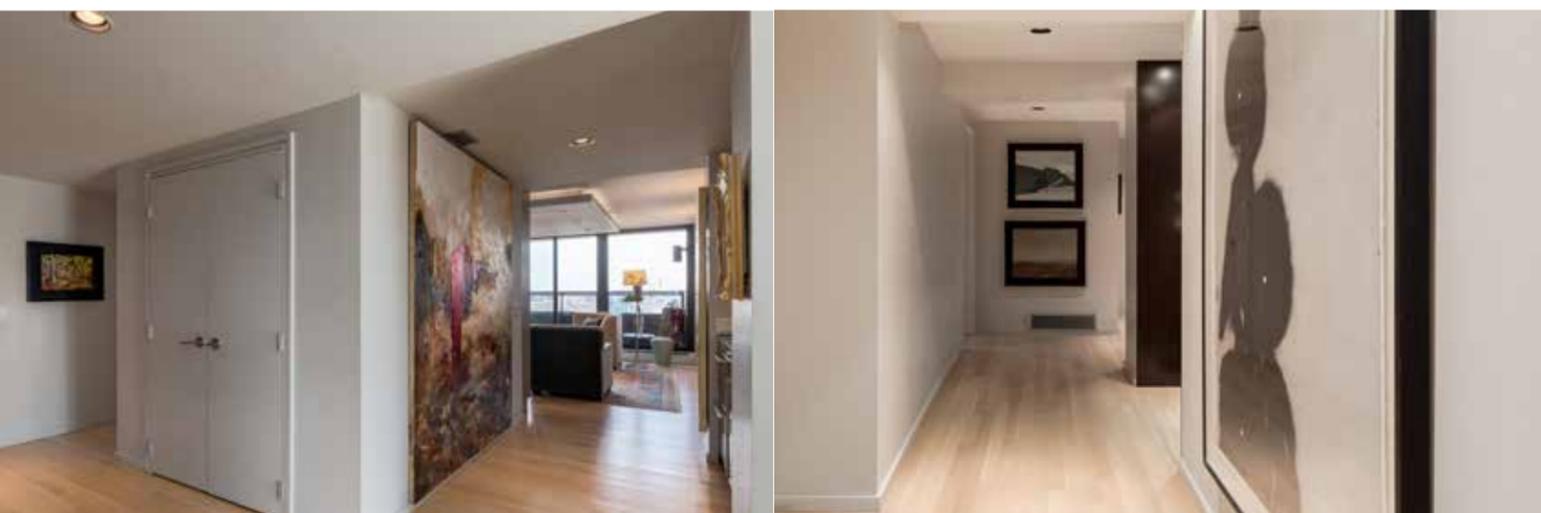






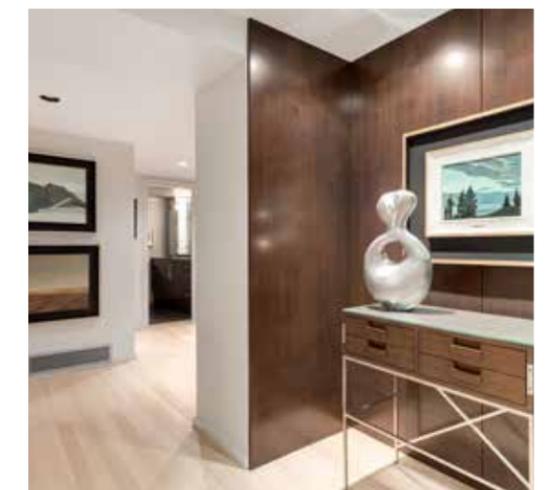
## YOU HAVE ARRIVED

The elevator opens directly to your private vestibule where double doors welcome you into the gracious inner foyer. Upon entering you feel as though you're stepping into a designer gallery. This generously scaled space features exquisite art lighting, a walnut paneled alcove and is designed for one room to flow into the next with a spirited continuous flow of energy.





*The guest powder room features elegant silk wall coverings, a DornBracht faucet and elongated rectangular sink and a floating walnut vanity seamlessly integrated into the coordinating wall panelling.*



## ENTERTAINING SPACE

The dining room is open to the living room and is situated to enjoy the City lights to the South East in the evening hours and the incredible South sun flooding the space during the day. The dining table is showcased by recessed 'Light Form' lighting and the Lucite illuminated feature 'glass pillar' glows like an art-piece after dusk. There are fabulous art niches, clever millwork detailing, an architecturally appealing fireplace and a servery bar area around the corner that features Carrara marble countertops, a *Sub-Zero* wine fridge and access to the sound system components. As you are enjoying a glass of wine sitting by the fireplace you can look down the hallway towards a Carrara marble feature hall adjacent to the bar area, the perfect backdrop for an iron art piece.







## LIVING ROOM

The living room is gigantic and is perfect for intimate evenings with a few friends and large enough for grand catered entertaining. The views are endless with the *SHAW* building and City lights to the South, Princes Island Park, COP, the Peace Bridge and the Bow River. The sculptural fireplace provides a natural gathering place and features honed black granite accents, a white quartz base and porcelain tile facing.







SONMOR



## FAMILY ROOM

The family room space is warm and inviting and features a floor-to-ceiling window/patio door wall with easterly views towards Princes Island Park and the Center Street Bridge. This is the ideal spot to gather with friends and family to watch the Canada Day fireworks, step out onto the balcony for breath of fresh air or kick off your shoes and catch up on your favorite *Netflix* series. Rich walnut built-in cabinetry flags the entire back wall, gorgeous lights are set on each side of the built-in television and mirrored display niches add another beautiful interior element to the space.



## SLEEK MODERN KITCHEN

A pinnacle highlight of this incredible residence is the sleek and contemporary kitchen setting the stage with top-of-the-line appliances including: *Wolf* built-in ovens (x2), a *Sub-Zero* fridge with two freezer drawers and a *Miele* dishwasher and built-in espresso machine. The dark charcoal *Caesarstone* island with raised eating bar is home to a high-end induction cooktop, two *Sub-Zero* fridge drawers and a *Wolf* microwave. High-gloss lacquered cabinetry and a wall of pantry cabinetry provides exceptional storage space while the built-in desk lets you take in the gorgeous views while checking your emails or watching a cooking series. *Caesarstone* 'blizzard' countertops adorn the perimeter, a painted glass backsplash and under-cabinet LED lighting illuminates the workspace.





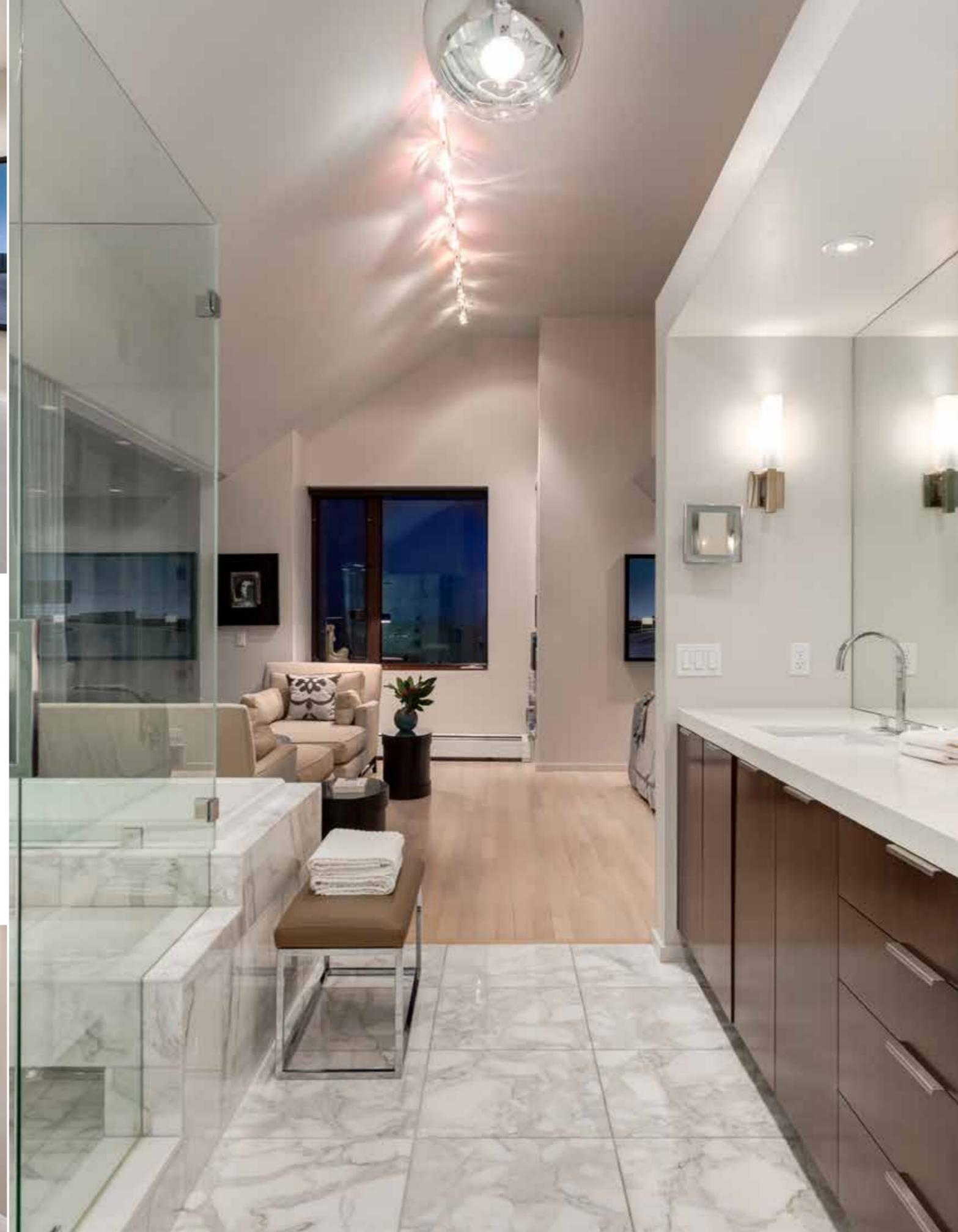
*The built-in desk lets you take in the gorgeous views while checking your emails or watching a cooking series...*





## MASTER SUITE

With spectacular views to the Rocky Mountains and overlooking the Bow River and Princes Island Park, the master suite is the ultimate escape at the end of a long day. Any fashion-lover's dream, the dressing room is a generously scaled space with a window overlooking the park, a built-in desk/dressing table and two walls of floor-to-ceiling cabinets with organizers and pull-outs. The built-in walnut headboard and side-tables float in the middle of the room and are perfectly positioned for you enjoy sunrises and sunsets over the Rocky Mountains. The sitting room is a vaulted and an airy space with a wall of windows and access to the West facing terrace. You can create your own outdoor living room filling pots with spring flowers and listening to a trickling fountain while birds sing in the background. This is an intimate spot to relax and enjoy a glass of wine or to read a good book.





## DECADENT MASTER ENSUITE

Carrara marble and Tom Dixon oversized globe lighting both make a rich and luxurious statement in the lavish master suite. The vanity features charcoal Caesarstone countertop, double sinks, Grohe faucets, and a built-in cabinet with stylish stainless steel trim. A 10-ml frosted glass door opens to the private water closet featuring a Philippe Starck water closet and heated marble flooring. The ensuite also offers access to another walk-in closet/storage room.

*Soak your troubles away in the huge multi-head frameless glass shower or in the raised soaker bathtub...*





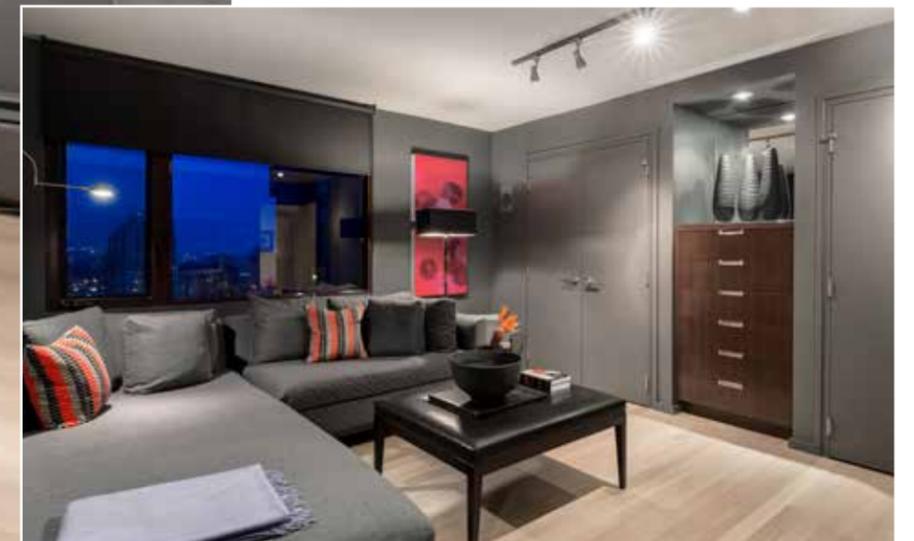


*The Steam Shower in the third bathroom is fondly referred to as the 'car wash' with its oversized gigantic Showerhead. Heated porcelain tile flooring is warm underfoot and the Caesarstone vanity features another designer faucet...*

## BEDROOM QUARTERS

The corner bedroom is currently being used as a TV room and features a built-in desk with incredible millwork detailing and built-in closets. The views from this space are magical. The rich color palette is spectacular after dusk. The third bedroom features a large closet and a large window overlooking the Center Street bridge, the Bow River and Prince's Island Park.







## MAINTENANCE-FREE AMENITIES

Eau Claire Estates offers a world of maintenance-free living where you can enjoy all that you have achieved. For the active individual there is a fitness room, equipped with treadmills, bicycles, recumbent bike, elliptical, and aerobic floor area. After exercising, his and hers saunas and a large whirlpool are close by to relax tired muscles. For social gatherings, play 8/9 ball on a beautiful 4' x 8' pool table, play cards in the lounge, or have a private party outdoors. The picnic area on the banks of the Bow River has gas barbecues and picnic tables and is an excellent spot for casual entertaining.





*Another healthful choice is the indoor swimming pool with a fabulous view of downtown Calgary. The pool area is bathed in sunlight with floor-to-ceiling, sunroom-style windows...*



## SECURITY

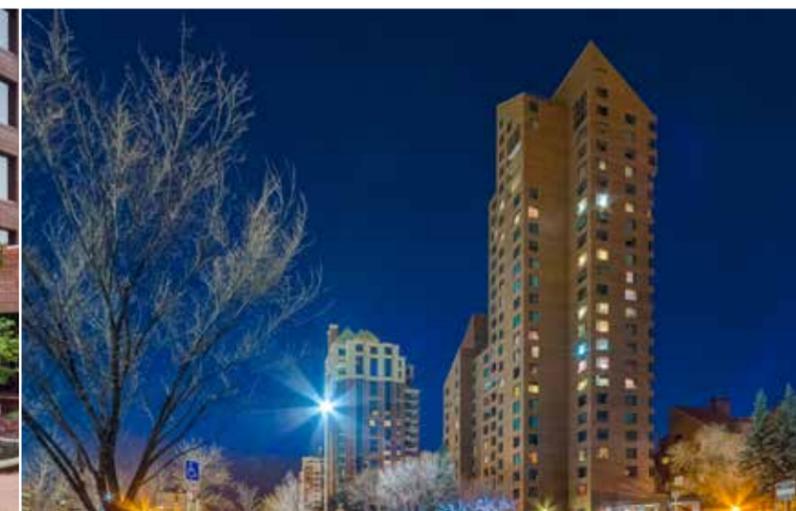
Professionally trained security staff provide every residence with the confidence that whether they are at home, enjoying the 3 acres of seclusion, or away on travel, the facility has protection unlike any other condominium in the city. A central control station with video cameras and digital video recorders monitor; common areas, the underground parkade, perimeter access points and the health club, thereby providing an additional level of security. For additional protection, guests are announced by the security staff, prior to being provided directions to your home.

*Security staff monitors activity 24 hours a day,  
throughout the complex...*



## THE BUILDING - EAU CLAIRE ESTATES

Located on the beautiful Bow River & Prince's Island Park, Eau Claire Estates offers exceptional condominium living in Calgary. The center of commerce, downtown shopping, Stephen Avenue and restaurants are all located within a few blocks and, in the winter, you can enjoy the quick access through the downtown Plus 15 walkways. Truly, this is one of Calgary's most distinguished residential locations.



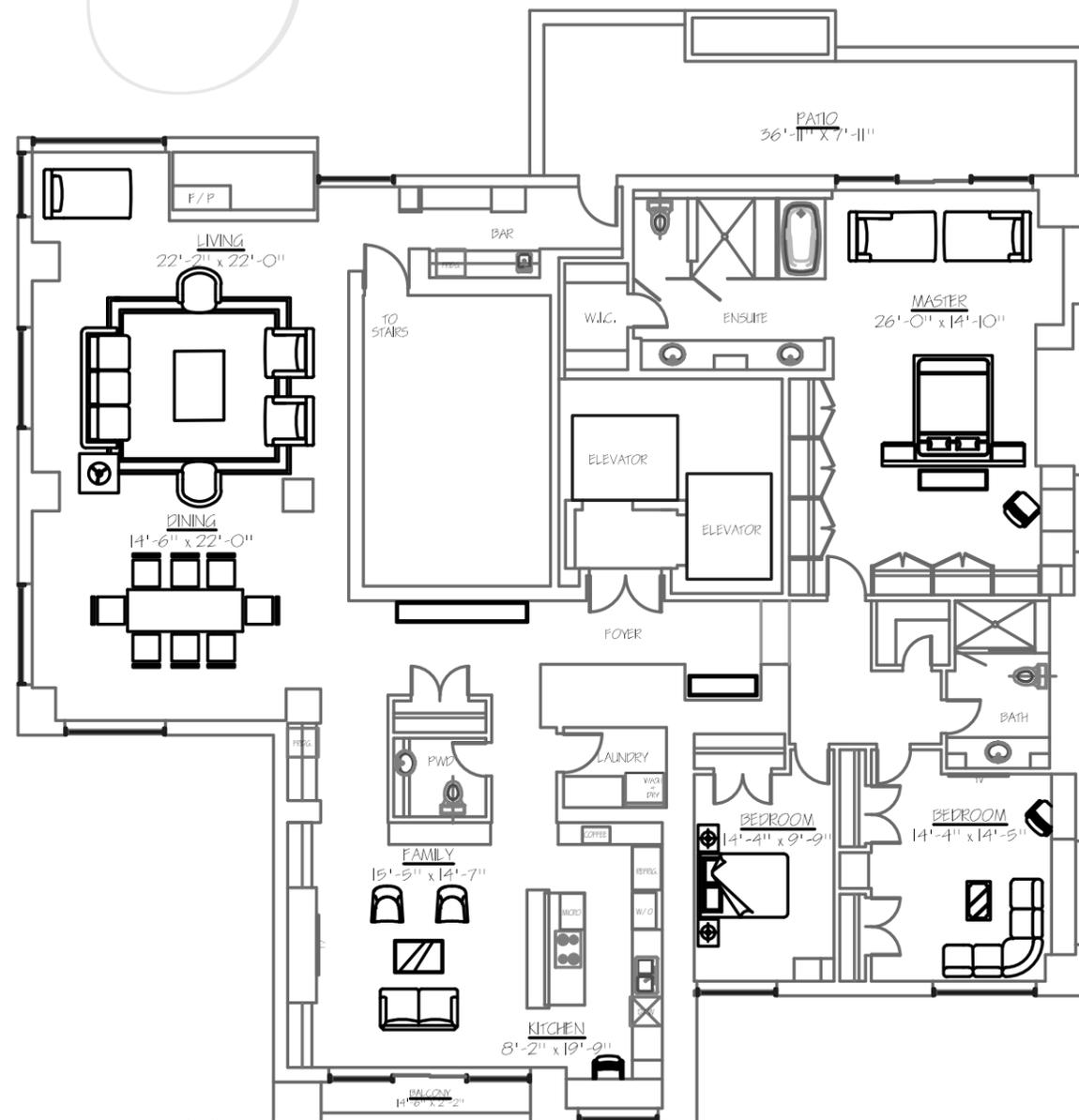




*The views from this magnificent  
luxury condo are magical...*

# ADDITIONAL FEATURES

## FLOOR PLANS



MAIN LEVEL  
RMS AREA: 3223.82 FT<sup>2</sup> / 299.5 M<sup>2</sup>

PATIO/ BALCONY AREA: 347.84 FT<sup>2</sup> / 32.32M<sup>2</sup>

1800D 500 EAU CLAIRE AVE SW

RECA MEASUREMENT STANDARD (RMS) - CALGARY, AB  
MAIN LEVEL - 3223.82 FT<sup>2</sup> / 299.5 M<sup>2</sup>  
TOTAL RMS SIZE - 3223.82 FT<sup>2</sup> / 299.5 M<sup>2</sup>  
TOTAL AREA - 3223.82 FT<sup>2</sup> / 299.5 M<sup>2</sup>

REALTOR: RACHELLE STARNES  
PREPARED ON: MAR 15, 2018  
BY SQUARE ONE MEASURE

E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA

### HISTORY

Eau Claire Estates was completed in 1983 and designed by world renowned high-rise architects Skidmore, Owings & Merrill. It's characterized by outstanding quality in both design and construction. The 10 towers with 14 elevators, private lobbies (max. 1 or 2 suites per floor) and multi-direction views offer an incredible lifestyle. Skidmore, Owings & Merrill's world projects have included: New York's One World Trade Center (104 floors) and many other world class buildings including the world's tallest building, the Burj Khalifa in Dubai (163 floors, 2,717 ft. / 828 m.), which was completed in 2010.

### LUXURY ESTATE HOMES

Each home within Eau Claire Estates is personalized, some with the finest combination of finishing's and fixtures. Homes have many different floor plans with a myriad of sizes, designs and vistas from less than 1,000 square feet to more than 4,300 square feet. Most homes in the towers have exceptional views of the mountains, Prince's Island Park, the Bow River, the commercial Centre of downtown Calgary or the fabulous inner courtyard. Condominium living in Eau Claire Estates is a near perfect solution for the individuals who want home ownership with the convenience of location, amenities, concierge services and maintenance free worries.

### Amenities include:

- Cable TV
- Heating & Electricity
- Air Conditioning
- Car Wash
- Heated underground parking
- Health & Fitness club
- Spa & Swimming Pool
- Concierge Plus! services

### PRIVACY

One of the most intriguing features is privacy at Eau Claire Estates. The central core design of the 10 residential towers and their unique construction allows no more than two and in many cases only one home per floor.

Replacing typically long empty corridors, each suite has an intimate and private elevator lobby. In addition, the 14 elevators throughout the complex provide minimal wait times for the short commute to or from your suite. The inner courtyard with its beautifully landscaped gardens provides a unique opportunity to enjoy a tranquil setting without leaving the city or even your neighbourhood.

### PARKING

The underground secure parkade is well lit and immaculately clean. Each of the 10 towers has elevator lobbies conveniently located throughout the parkade thereby permitting a short commute from your owned parking stall to the elevator and then to your private or semi-private front door

## ELEVATORS

With 14 elevators, Eau Claire Estates offers one of the lowest ratios in the city, for elevators to number of homes. Commute times to your home will be very brief, even when move-ins and construction occur. Each tower has its own elevator lobby, in the heated, underground parkade, and parking stalls are conveniently located near the lobbies.

## CONSTRUCTION

Eau Claire Estates was developed by Oxford Properties Group. Construction commenced in 1981 and was completed in 1983. Oxford's team of architects, engineers and contractors designed and built to very high standards, thereby ensuring quality and comfort.

From a substantially larger than required main circuit breaker, with longer life expectancy, to the 200 millimetre (8 inch) thick concrete floors and ceilings, Eau Claire Estates has provided residents with quality of construction and extremely comfortable living for over 25 years.

Additional construction features include:

- the highest quality mechanical and electrical systems
- an all brick exterior
- special sound proofing features in all homes, which include:
- double wall construction
  - lead lined drainage lines and
  - private stairwells which provide physical separation between home

## MAINTENANCE

### BUILDING & MECHANICAL

- Building and mechanical maintenance is of the utmost importance at Eau Claire Estates.
- Both short term and long term repair/replacement has been scheduled to ensure owner's investment values remain high. This is executed in accordance with the 2006/2011/2016, 25 year, Capital Reserve Study & Plan.
- The board of directors has also approved a 5 year, Capital Reserve Plan, which is implemented by the resident Property Manager.
- Weekly and monthly maintenance is routinely completed by long term contractors that are completely familiar with every aspect of the building and its equipment.
- The board of directors have consistently ensured that mechanical and structural repairs receive top priority.

### DAILY PREMISES MAINTENANCE

- It is no small achievement cleaning 3 grand lobbies, 14 elevators, their 102 private lobbies, the entire 3 acre parkade or the health club, but the staff takes pride in every aspect of their responsibility and it's apparent the moment you enter the grand, main lobby.

## CONDO FEES

- At Eau Claire Estates one monthly cheque covers all the costs of the amenities listed above along with the annual building maintenance.
- Compared to other buildings of comparable design, construction and location, Eau Claire Estates fees have remained lower while providing substantially more services. In part, this can be attributed to the excellent quality of services

provided by the original architects, engineers and contractors. Lower than average fees can also be attributed to a cooperative and hard working board of directors that continuously demonstrate a desire to ensure the interests of all owners are protected.

## CONDO FEE COMPARISON

- In 2012 Eau Claire Estates ranked approximately 5th least expensive when compared to 9 other buildings of similar calibre.
- It should be noted that in both of the above comparisons, Eau Claire Estates offered substantially more amenities than the other buildings.
- Comparisons between the monthly cost of maintaining a private residence versus a condominium unit are often not fairly compared. This is because a condominium fee includes all anticipated capital expenditures over the next 25 years whereas comparisons for a private residence often don't take into consideration these major expenses.
- Electricity & Gas contracts have been secured at a fixed rate.
- These two expenditures account for approximately 25% of the total operating budget.

## CAPITAL RESERVE FUNDING

- Alberta and specifically Calgary, has experienced unprecedented growth and inflation during the past few years. As a result, operational costs, repairs or replacement of existing equipment, and building components, has risen dramatically.
- Adequate capital reserve funding is essential to maintaining premises of the size and calibre of Eau Claire Estates. The current Capital Reserve Study was completed in 2011, and the latest 25 year Plan was completed in 2016, which is adequate to meet current expenditures.
- Onsite management reviews the various annual Capital Reserve items and proceeds with projects as approved by the board of directors. To-date, the board has been pleased that the vast majority of repairs and replacements are made on time and under or close to budget.

## SPECIAL ASSESSMENTS

- To-date, Special Assessments have remained substantially lower than other condominiums of similar calibre. The last assessment was in 2014. This assessment was the equivalent of approximately 2.5 months condo fees. No special assessments are anticipated until 2019 and this assessment is anticipated to be the equivalent of less than 3 months additional monthly condo fees.

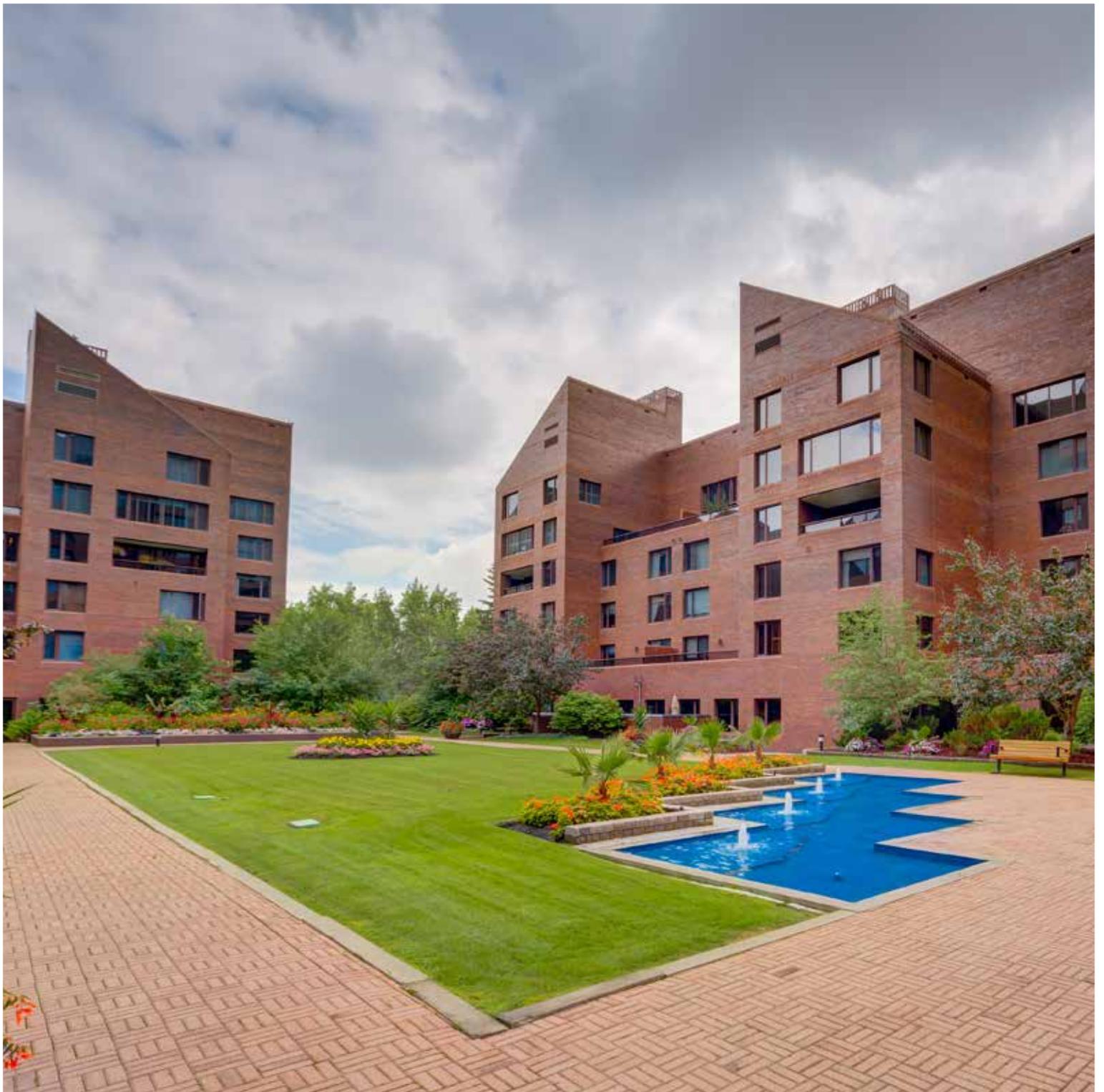
## CONDO FEES INCREASES

- Condominium fee increases are approximately 3%, with the intent to maintain pace with inflation.

## MANAGEMENT

In 2006 Eau Claire Estates made the transition to self management. While there are benefits to hiring independent Property Managers, the vested interest by the resident Property Manager, has proven to provide the best results. Major and minor projects now proceed on-time, and on-budget, thanks to the resident manager. Accounting is also handled onsite by our Property Manager's assistant. This ensures all records are current, and suppliers and contractors are paid promptly. Condo fee accounts receivable are closely monitored and have remained at or near a zero balance each month, since January 1, 2007. Daily management functions are also handled onsite, and residents truly enjoy the friendly, open door atmosphere, of the administration staff. The staff at Eau Claire Estates also prefer the new management style, and together, work as a true team, to ensure the needs of all residents, and the premises are met.

*Information under Maintenance-free Amenities, Security, The Building - Eau Claire Sstates and Additional Feature sections is taken from the Eau Claire Estates website and is subject to change. All information deemed to be reliable but not guaranteed.*



[www.thestarnesgroup.com](http://www.thestarnesgroup.com)  
[www.globalluxurycalgary.com](http://www.globalluxurycalgary.com)

Coldwell Banker, Complete Real Estate  
#72155, 1600 90<sup>th</sup> Avenue SW Calgary, Alberta, Canada T2V 5H9



**LORENA WOZNEY**  
Senior Vice President  
**Marketing & Client Services**

C: 403.909.3227  
E: [lorena@thestarnesgroup.com](mailto:lorena@thestarnesgroup.com)



**RACHELLE STARNES**  
Licensed Real Estate Advisor  
**President & CEO**

C: 403.870.8668  
E: [rachelle@thestarnesgroup.com](mailto:rachelle@thestarnesgroup.com)