



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 WATERFRONT Court #301, Calgary T2P 1K7**

MLS®#: **A2056008**

Area: **Eau Claire**

Listing Date: **06/07/23**

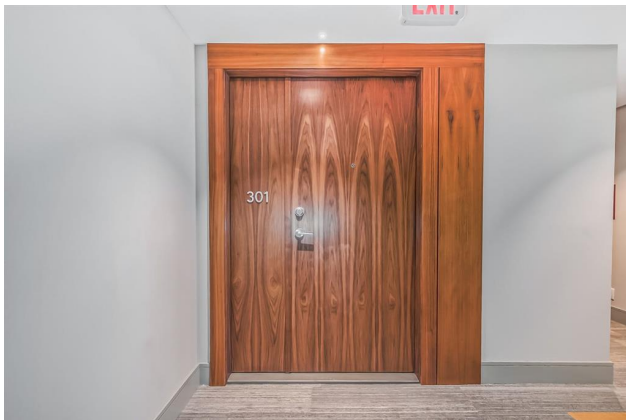
List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2022**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,340**  
Low Sqft:  
Ttl Sqft: **1,340**

DOM

**347**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard,Garden**

Construction: **Brick,Concrete,Glass,Metal Frame,Stone**  
Flooring: **Hardwood,Marble,Stone**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garburator,Microwave,Range Hood,Washer/Dryer,Wine Refrigerator**  
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 14`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`10" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 14`1"</b>	<b>Nook</b>	<b>Main</b>	<b>12`1" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 11`7"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`6" x 6`8"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>10`0" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 10`4"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`9" x 5`1"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 4`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`7" x 3`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>25`4" x 5`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$900**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**mc1**

Legal Desc: **181667**

Remarks

Pub Rmks: **Wonderful opportunity to live in a one of a kind boutique building consisting of only 13 condos total in a five storey concrete and steel luxury building set on the banks of Prince's Island, Eau Claire and the Bow River. This top of the line open layout condo consists of 2 bedroom + flex and 2 and 1/2 bath with views that go forever. This new never been lived in condo has everything your next home awaits with Subzero and Wolf appliances, side x side laundry and of course 2 side x side heated underground parking stalls and separate storage locker. Come by as see what you've always been looking for.**

Inclusions:  
Property Listed By: **none**  
**CENTURY 21 BAMBER REALTY LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















