



THE
A-TEAM

**RE/MAX
FIRST**

88 WATERFRONT Mews #202, Calgary T2P 1R4

MLS® #: **A2103608**

Area: **Chinatown**

Listing Date: **02/15/24**

List Price: **\$2,175,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **2,441**
Low Sqft:
Ttl Sqft: **2,441**

DOM

95

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
Heating: **Fan Coil,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Concrete,Metal Siding ,Stone,Stucco**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,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>
Kitchen	Main	16`11" x 8`8"	Living Room	Main	22`8" x 15`9"
Dining Room	Main	14`8" x 10`1"	Bedroom - Primary	Main	13`10" x 13`8"
Walk-In Closet	Main	11`8" x 9`0"	Walk-In Closet	Main	9`2" x 9`0"
5pc Ensuite bath	Main	14`0" x 11`7"	Bedroom	Main	12`2" x 9`10"
Walk-In Closet	Main	5`5" x 5`4"	3pc Ensuite bath	Main	10`0" x 5`7"
Bedroom	Main	14`3" x 10`9"	Walk-In Closet	Main	10`1" x 4`6"
3pc Ensuite bath	Main	10`0" x 5`11"	Other	Main	13`2" x 10`5"
2pc Bathroom	Main	7`7" x 5`1"	Foyer	Main	10`8" x 5`4"

Laundry	Main	12` 4" x 7` 3"	Balcony Legal/Tax/Financial	Main	20` 0" x 14` 6"
Condo Fee: \$2,063		Title: Fee Simple Fee Freq: Monthly		Zoning: DC (pre 1P2007)	
Legal Desc:	1810826	Remarks			
Pub Rmks:	Indulge in the serene charm of the Bow River with this exceptional 3-bedroom luxury condominium. Welcome to the crowning achievement of Anthem Properties' Waterfront Residences, representing the pinnacle of opulent living in Calgary. Nestled within an exclusive boutique building, comprising seven private suites, this 3-bedroom, 3.5-bath residence awaits discerning buyers. Immerse yourself in the grandeur of this meticulously crafted space, adorned with premium features that exemplify sophistication. From the engineered hardwood flooring to the top-tier Wolf and Sub-Zero appliances, Grohe fixtures, and exquisite quartz and granite accents, every detail reflects an uncompromising commitment to luxury. Transition seamlessly from the fireplace-warmed living area to the kitchen and dining space, where double patio doors lead to breathtaking water views from the expansive patio deck. This sanctuary is ideal for hosting gatherings with loved ones while soaking in the spectacular surroundings. Retreat to the primary suite, which offers direct access to the private patio, providing tranquility with captivating views. Revel in the walk-in closet and en-suite, featuring a slipper tub, glass shower, and double sinks—an ideal space to conclude each day in blissful relaxation. The second and third bedrooms each offer elegant en-suites and walk-in closets, ensuring both comfort and style for family, or guests. The residence includes a generously appointed laundry room with a utility sink for added convenience. Two parking stalls, a locker room, bike storage, and access to the concierge and gym further enhance the lifestyle convenience. Step outside the building to enjoy the Bow River Pathway, immersing yourself in the vibrant offerings of Calgary. This condominium presents a rare opportunity to experience luxury living at its finest, seamlessly blending sophisticated design with the natural beauty of its riverside setting.				
Inclusions:	N/A				
Property Listed By:	Sotheby's International Realty Canada				

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













