



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**735 2 Avenue #501, Calgary T2P 0E4**

MLS® #: **A2105588**

Area: **Eau Claire**

Listing Date: **02/03/24**

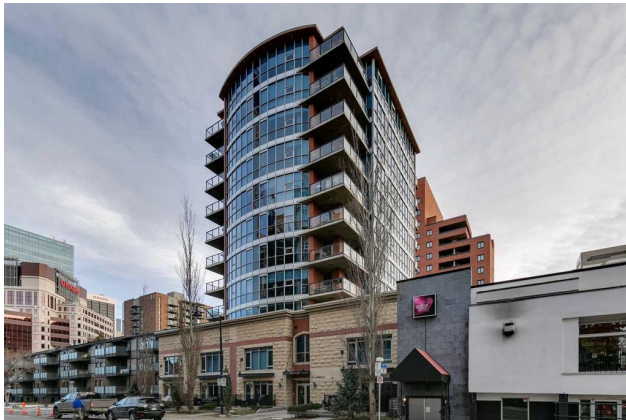
List Price: **\$534,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2010**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,219**  
Low Sqft:  
Ttl Sqft: **1,219**

DOM

**106**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Titled**

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Storage**

Construction: **Brick,Concrete,Stone**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,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>Kitchen</b>	<b>Main</b>	<b>14`9" x 11`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`8" x 8`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 12`3"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`10" x 6`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`5" x 4`2"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`10" x 11`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 10`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 7`9"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>12`11" x 9`1"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$1,088**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc:

**1011462**

Remarks

Pub Rmks:

**Welcome to The Oscar. An executive condo development centrally located in the distinguished community of Eau Claire - offering a harmoniously blended marriage of live, work, and play. Graced with 1,219 sq.ft. of sprawling living space, complemented by an open-concept kitchen adjoined by a spacious living room and formal dining area - great for entertaining. The luxurious primary wing is a true retreat and provides ample space for a kingsize bedroom set and hosts a 5pc ensuite with a custom walk-in wardrobe. The unit is complete with a large second bedroom (or home office), in suite laundry, 4pc bathroom along with titled underground parking and private storage. Enjoy some of Calgary's top-rated cafes (Hutch & Alforno), fine dining (River Cafe), Restaurants (Buchanan's, Caesars, Flower & Wolf), take your dog for a walk along the Bow River pathway system, entertain friends and family at one of the many events hosted at Prince's Island Park, and last but not least, appreciate a lock and leave lifestyle when you need to get away from it all.**

Inclusions:

**NA**

Property Listed By:

**RE/MAX First**

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





