



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 2 Street #404, Calgary T2p4r5**

MLS® #: **A2107983**

Area: **Chinatown**

Listing Date: **02/14/24**

List Price: **\$514,900**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **863**  
Low Sqft:  
Ttl Sqft: **863**

DOM

**95**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Guest,Heated Garage,Parkade,Stall,Underground**

Utilities and Features

Roof: **Rubber**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Oven,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`0" x 8`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`2" x 12`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 9`7"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$738

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1512556

Remarks

Pub Rmks:

If you're in the market for a luxury condo in Calgary, this one is definitely worth your attention. Located in the prestigious Outlook at Waterfront complex, this two bedroom, two bathroom, air conditioned condo is kept in pristine condition and is move-in ready. Walking into the unit, you'll be met with an abundance of light from the floor to ceiling windows with a WEST view and will be amazed by the contemporary design of the unit. You'll find a gourmet kitchen equipped with stainless steel appliances with a gas range and lots of cabinet space for storage, as well as a large centre island with beautiful quartz countertops, designer tile backsplash and a breakfast eating bar. The kitchen is open to a large great room and dining area. The doors off of the living room lead out to a West-facing balcony with views of the Bow River. The bright and open primary bedroom can be found just off of the dining area and connects to a large 3 piece ensuite. The walkthrough closet comes with custom built in features for storage and convenience. The unit also consists of a large main bedroom and a good sized 4 piece main bathroom with a soaker tub. The complex itself is very secure and has an abundance of amenities, including concierge service. You can find a conveniently located fitness centre, yoga studio, spa, movie theatre, lounge/social room, outdoor courtyard, car wash bay, and more just steps from the unit. The location of this condo is just as impressive as its views and amenities. It's situated in downtown Calgary, giving you easy access to all of the walking paths along the river, amenities, and transportation options that the city has to offer. From the stunning views to the convenient location and practical features, there are so many reasons to make this your next home. Perfect for the professional couple, investor, or small family. Exceptional Value!

Inclusions:

none

Property Listed By:

The Real Estate District

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















