



THE
A-TEAM

**RE/MAX
FIRST**

200 LA CAILLE Place #702, Calgary T2P 5E2

MLS® #: **A2109061**

Area: **Eau Claire**

Listing Date: **03/14/24**

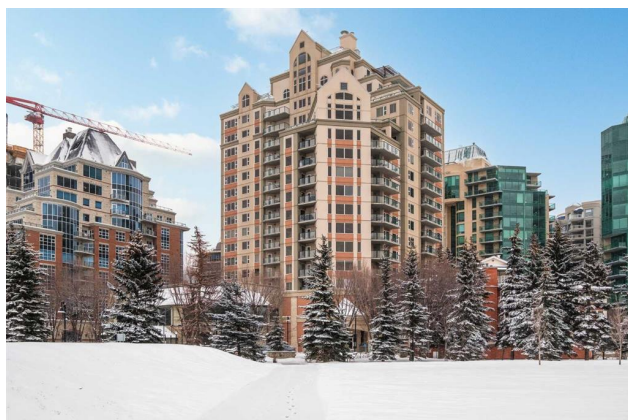
List Price: **\$585,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,160**
Low Sqft:
Ttl Sqft: **1,160**

DOM

66

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Creek/River/Stream/Pond,Cul-De-Sac,Landscaped,Private,Views,Waterfront**
Park Feat: **Heated Garage,Parkade,Secured,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stucco**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,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>
5pc Bathroom	Main	12`4" x 14`6"	Bedroom - Primary	Main	16`6" x 14`5"
Bedroom	Main	9`1" x 12`5"	Dining Room	Main	10`7" x 11`6"
Foyer	Main	10`11" x 9`8"	Hall	Main	3`3" x 8`7"
Kitchen With Eating Area	Main	13`4" x 13`4"	Laundry	Main	8`1" x 5`3"
Living Room	Main	16`6" x 17`0"	Walk-In Closet	Main	5`9" x 7`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$992

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc:

9910841

Remarks

Pub Rmks:

Imagine walking into Chateau LaCaille, where a touch of the past meets today's luxury right in the lobby. As you ride up to the 7th floor, get ready for a view that captures one of the city's famous landmarks, adding a bit of charm right from the start. Welcome to your new place at Unit 702, where every room feels open and cozy. On your left, there's a dining room that's perfect for lively dinner parties or quiet dinners after a long day. Wander further in and you'll find a spacious living room filled with sunlight pouring in from the south-facing windows, making it bright and welcoming. Next to it, there's a den that's perfect for when you need to work from home or it can double as an extra bedroom for guests, complete with plenty of storage. The kitchen is decked out with granite countertops and lots of cabinets, not to mention a snug area for everyday meals. Step out onto the balcony facing south and you'll find the perfect spot for your morning coffee or a relaxing evening drink, all while taking in the city views. A quick walk down the hallway and you'll find the laundry room which comes in handy for extra storage. The bedroom is a calm retreat with another south-facing window, making it bright and airy. The bathroom next door is just as inviting, with a large tub perfect for unwinding at the end of the day. Living here puts you close to Calgary's Peace Bridge and the Bow River, ideal if you love the mix of city excitement and peaceful nature. It's all about balancing the thrill of adventure with moments of calm. Come see this blend of comfort, convenience, and charm for yourself. Book a showing today and find out what makes Chateau LaCaille so special.

Inclusions:

N/A

Property Listed By:

eXp Realty

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







