



THE
A-TEAM

**RE/MAX
FIRST**

110 7 Street #801, Calgary T2P 5M9

MLS® #: **A2110755**

Area: **Eau Claire**

Listing Date: **03/01/24**

List Price: **\$1,295,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,919**
Low Sqft:
Ttl Sqft: **1,919**

DOM

80

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Street Lighting, Views
Parkade, Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stone**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	26`1" x 17`6"	Kitchen	Main	14`6" x 11`0"
Dining Room	Main	12`6" x 11`6"	Bedroom - Primary	Main	14`0" x 13`8"
5pc Ensuite bath	Main	11`11" x 10`6"	Bedroom	Main	19`0" x 10`3"
Foyer	Main	8`8" x 8`8"	Office	Main	12`8" x 10`0"
Laundry	Main	10`11" x 5`6"	3pc Bathroom	Main	9`0" x 6`8"
Balcony	Main	12`0" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$1,935

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0313160**

Remarks

Pub Rmks: **Welcome to this luxurious executive air-conditioned condo located in the prestigious LaCaille Parke Place. Spectacular views of the Bow River and Mountains. Walking into the unit you are met with a very bright and open plan with 9 foot ceilings and full length windows. The gourmet kitchen comes equipped with a breakfast eating bar, granite countertops and stainless-steel appliances. The kitchen opens to a large formal dining room and spacious great room with a cozy gas fireplace. The den area with built- ins is perfect for an office area with a door leading out to a large West facing deck. The large master bedroom has an impressive walk-in closet with built-ins as well as a luxurious 5-piece spa like ensuite with jetted tub and large shower. The good sized second bedroom has large windows throughout that boast views of the Bow River. The unit also has a convenient laundry room with built-ins. This unit comes with 2 titled indoor heated parking stalls and an assigned storage locker. The parkade comes well equipped with a wash bay for convenience. The prestigious LaCaille Parke Place building is very well taken care of and has a concierge service 7 days a week. Steps from walking paths and Bow River and walking distance to downtown, transportation and amenities! Pride of ownership shown throughout. Ideal for the professional or empty nester. Exceptional Value!**

Inclusions: **Refrigerator, Stove, Oven Built-in, Dishwasher, Microwave, Hood Fan, All Window Coverings, Garage Door opener with Controls**

Property Listed By: **Greater Property Group**

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









