



THE
A-TEAM

**RE/MAX
FIRST**

88 WATERFRONT Mews #102, Calgary T2P 1R4

MLS® #: **A2116284**

Area: **Chinatown**

Listing Date: **04/05/24**

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

44

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: **Assigned,Stall,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,Range Hood,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,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"	Legal/Tax/Financial
Condo Fee: \$2,063		Title: Fee Simple Fee Freq: Monthly	Zoning: DC (pre 1P2007)
Legal Desc:	1810826	Remarks	
Pub Rmks:	Submerge yourself in a vibrant, active lifestyle in this exceptional 3-bedroom luxury condominium. Welcome to the crown jewel of Anthem Properties' Waterfront Residences, epitomizing opulent living in Calgary. Nestled within an exclusive boutique building housing only seven private suites, this meticulously crafted 3-bedroom, 3.5-bath residence awaits discerning buyers. Step inside and immerse yourself in the grandeur of premium features that define sophistication. From the richly engineered hardwood flooring to the top-tier Wolf and Sub-Zero appliances, Grohe fixtures, and exquisite quartz and granite accents, every detail reflects an unwavering commitment to luxury. Transition effortlessly from the kitchen, dining and cozy fireplace-warmed living area, where double patio doors beckon you to the afternoon sun-filled patio, ideal for those who are looking for the convenience of quick easy access to amenities and outdoor enjoyment. Retreat to the primary suite, which also offers direct access to the expansive gated patio, enveloped by lush greenery in the summer months. Indulge in the walk-in closet and five piece en-suite, featuring a slipper tub, glass shower, and double sinks—an oasis for concluding each day in blissful relaxation. The second and third bedrooms boast elegant en-suites and walk-in closets, ensuring comfort and style for all. A generously appointed laundry room with storage space plus a utility sink make this room both functional and beautiful. Additional amenities include two parking stalls, a locker room, bike storage, and access to concierge services and a gym. Step outside to enjoy the Bow River Pathway, immersing yourself in the vibrant offerings of Calgary. This condominium offers a rare opportunity to experience luxury living at its finest, seamlessly blending sophisticated design with the natural beauty of its riverside setting, all while enjoying the benefits of a single-family home without the hassle of exterior maintenance.		
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











