



THE
A-TEAM

**RE/MAX
FIRST**

118 WATERFRONT Court #405, Calgary T2P 0W3

MLS® #: **A2117821**

Area: **Chinatown**

Listing Date: **04/11/24**

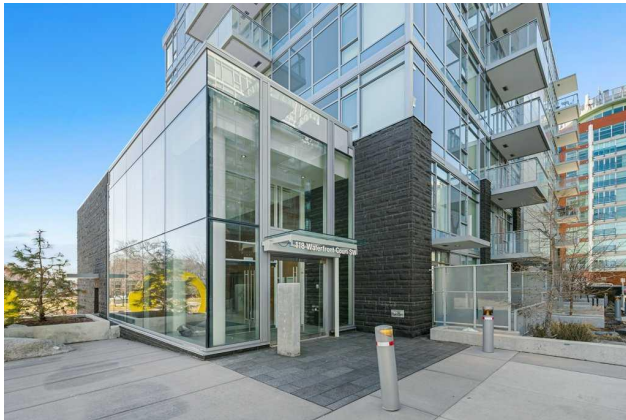
List Price: **\$369,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 16-May**

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: **684**
Low Sqft:
Ttl Sqft: **684**

DOM

38
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Lighting,Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
Int Feat: **Built-in Features,Elevator,Open Floorplan,Recessed Lighting,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>
4pc Bathroom	Main	8`0" x 7`3"	Bedroom	Main	8`0" x 9`6"
Dining Room	Main	8`5" x 11`6"	Kitchen	Main	5`4" x 13`10"
Living Room	Main	13`10" x 6`9"			

Legal/Tax/Financial

Condo Fee:
\$383

Title: **Fee Simple**
Fee Freq:

Zoning: **DC (pre 1P2007)**

Legal Desc:	1811668	Monthly	Remarks
Pub Rmks:	Waterfront Location - Unobstructed Views of the Bow River and the Park...from this modern chic condo, in one of the most trending areas of Calgary! Enjoy these stunning views from the privacy of your modern living area and outdoor deck! The Kitchen features a sleek, contemporary European design with a gas range, dishwasher, and modern faucets. The luxurious "spa-like" bathroom includes a soaker tub, large shower head and a quartz countertop sink. Enjoy the convenience of in-suite front-loading washer and dryer. Amenities abound in this building, including a state-of-the-art fitness room, lobby, concierge, steam room, hot tub, meeting room, and secured bike storage. Bring your furry friends along, as pets are welcome. This unbeatable location puts you within walking distance of downtown, Eau Claire, C-train station, shops, library, river walk, and Prince's Island Park. You'll also have the convenience of a heated underground parking spot and storage locker. With everything at your fingertips, you won't find a better location for modern city living.		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

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





