



THE
A-TEAM

**RE/MAX
FIRST**

128 WATERFRONT Court #202, Calgary T2P1K4

MLS® #: **A2118552**

Area: **Eau Claire**

Listing Date: **03/28/24**

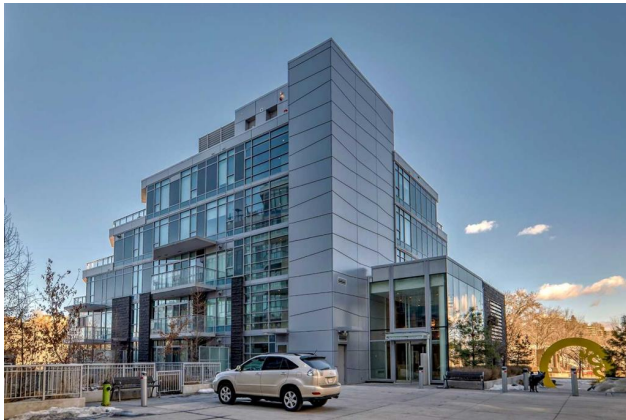
List Price: **\$969,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,171**
Low Sqft:
Ttl Sqft: **1,171**

DOM

52

Layout

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

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Double Garage Attached,Underground

Utilities and Features

Roof:

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Courtyard,Uncovered
Courtyard**

Construction:

**Concrete,Glass,Manufactured Floor Joist,Metal
Frame,Post & Beam,Silent Floor Joists,Stucco**

Flooring:

Hardwood,Marble

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Dryer,Garburator,Gas Cooktop,Gas
Dryer,Microwave,Range Hood,Window Coverings**

Int Feat:

**Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking
Tub,Storage,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>
Living Room	Main	13`6" x 14`8"	Dining Room	Main	15`1" x 9`2"
Kitchen	Main	10`8" x 14`6"	Laundry	Main	6`1" x 6`10"
Bedroom - Primary	Main	11`10" x 11`5"	5pc Ensuite bath	Main	10`5" x 8`7"
Bedroom	Main	10`2" x 9`10"	Walk-In Closet	Main	6`6" x 6`9"
3pc Bathroom	Main	8`1" x 4`11"	Balcony	Main	5`8" x 14`4"

Condo Fee:
\$877

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
mc-1

Legal Desc: **1811667**

Remarks

Pub Rmks: **Brand new never lived in executive condo is like a jewel box in this one of a kind Boutique Condo consisting of only 13 unique homes created by Anthem Properties. No expense. was spared, this modern open layout home sites right. on the Bow River and Sein Lok Park. Appliances are Sub Zero and Wolf, marble. and ceasarstone. counters make this kitchen perfect. for entertaining. Even a builtin Sub Zero wine fridge is included. Two underground side by side parking stalls and a secured concrete room for separate storage comes with this outstanding home. Amenaties include a concierge, gym, owners lounge, guest suite, steam room and hot tub. Hurry to view the last few homes of our Best on the Bow in Landmark today!**

Inclusions:
Property Listed By: **NA**
Century 21 Bamber Realty LTD.

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



