



THE
A-TEAM

**RE/MAX
FIRST**

200 LA CAILLE Place #205, Calgary T2P 5E2

MLS®#: **A2119413**

Area: **Eau Claire**

Listing Date: **04/08/24**

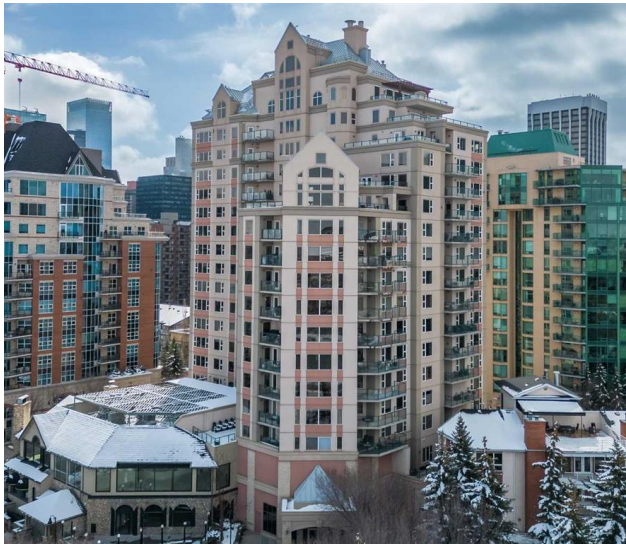
List Price: **\$432,500**

Status: **Active**

County: **Calgary**

Change: **None**

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: **971**
Low Sqft:
Ttl Sqft: **971**

DOM

41

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Secured,Underground**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,No Animal Home,No Smoking Home**
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`5" x 12`6"	Bedroom	Main	12`2" x 9`11"
Dining Room	Main	8`11" x 9`3"	Kitchen	Main	10`3" x 11`5"
Laundry	Main	9`9" x 6`3"	Bedroom - Primary	Main	17`2" x 9`4"
Living Room	Main	19`7" x 14`5"			

Condo Fee:
\$845

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9910841**

Remarks

Pub Rmks:

Welcome to urban living at its finest! Presenting a stunning 2-bedroom, 1-bathroom condo in the serene Eau Claire neighborhood of Calgary. This timeless residence, built in 1999, offers a perfect blend of classic styling and modern comforts, creating an ideal retreat for those seeking a peaceful yet vibrant lifestyle. Its prime location is nestled in the picturesque Eau Claire area, offering unparalleled access to scenic river pathways, peaceful parks, and urban amenities. With transit options nearby, the entire city is within reach. This home's proximity to nature is second to none. Experience the tranquility of parks and pathways with the majestic Bow River close by, offering opportunities for riverside walks, cycling, and outdoor relaxation. Just moments away from the shops, boutiques, and activities of Kensington, you can explore the eclectic streets, indulge in delicious dining options, and immerse yourself in the cultural scene of this lively neighborhood. The expansive southwest-facing terrace allows you to step out and soak in the warmth of the sun while enjoying views of the surrounding nature and cityscape—ideal for entertaining or simply unwinding after a long day. The spacious interior provides an abundance of light, a large kitchen, high ceilings, and an open floor plan to create an airy ambiance throughout the home. The two bedrooms offer ample space for relaxation and restful nights. Enjoy the convenience of Concierge Services, adding an extra layer of comfort and security to your lifestyle. Benefit from secured underground parking, ensuring your vehicles are safe and accessible at all times. This condo will aid in your pursuit of a peaceful lifestyle. Whether you're enjoying the serenity of your terrace or exploring the charming streets of Eau Claire and Kensington, this condo offers the perfect balance of tranquility and excitement. Don't miss your chance to own a piece of Calgary's urban paradise in the coveted Eau Claire neighborhood. Schedule a viewing today and discover the timeless elegance and convenience of this remarkable condo. **MAKE SURE YOU VIEW THE VIRTUAL TOUR.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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



