



THE
A-TEAM

**RE/MAX
FIRST**

118 WATERFRONT Court #601, Calgary T2P 0W3

MLS® #: **A2123695**

Area: **Chinatown**

Listing Date: **04/23/24**

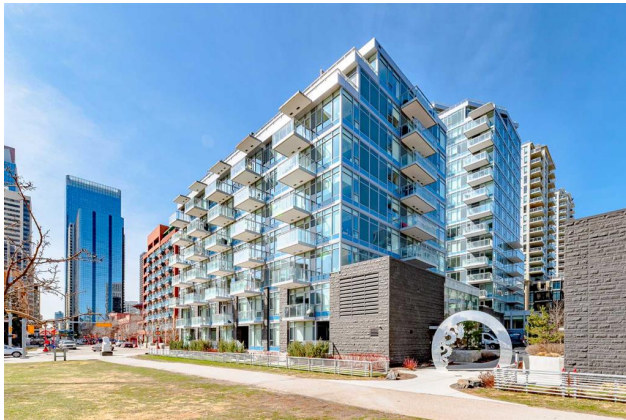
List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 03-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: **668**
Low Sqft:
Ttl Sqft: **668**

DOM

26

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Microwave,Microwave Hood Fan,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`1" x 8`2"
Bedroom	Main	10`1" x 8`10"
Bedroom	Main	8`9" x 9`5"
Laundry	Main	2`11" x 2`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	4`4" x 13`3"
3pc Ensuite bath	Main	7`10" x 4`10"
4pc Bathroom	Main	7`10" x 4`10"
Balcony	Main	5`10" x 9`11"

Legal/Tax/Financial

Condo Fee:
\$494

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc:	1811668	Fee Freq: Monthly	Remarks
Pub Rmks:	Charming END-UNIT condo with 2 bedrooms and 2 bathrooms AND 2 UNDERGROUND SIDE BY SIDE PARKING STALLS, located in the highly sought-after Waterfront in Eau Claire. Situated in one of the best locations in Downtown Calgary, you have direct access to the Bow River pathway right downstairs. This unit boasts NEW PAINT throughout, pristine luxury wide plank flooring, a 9-foot ceiling, a gas stove, air conditioning, stainless steel appliances, and views of the river, Additional amenities include all-day concierge service, a fully equipped gym, and an owners' lounge, enhancing your living experience. With Prince's Island Park as your backyard, you can enjoy serene walks and vibrant city life simultaneously. Greenline construction underway! Don't miss out on this exceptional opportunity—contact your agent today to schedule a viewing!		
Inclusions:	N/A		
Property Listed By:	2% Realty		

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



