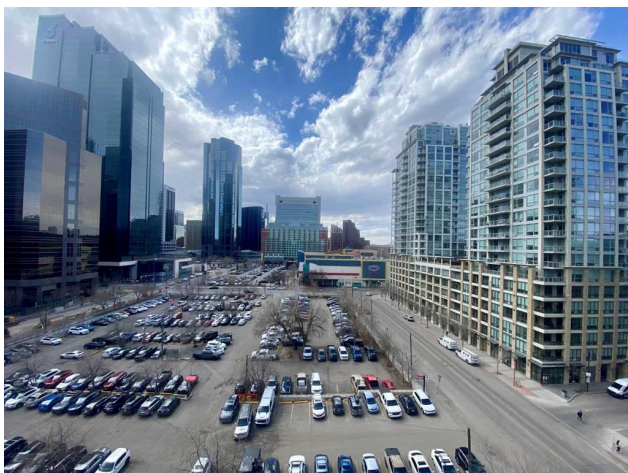


205 RIVERFRONT Avenue #812, Calgary T2P 5K4

MLS® #: **A2125105** Area: **Chinatown** Listing Date: **04/22/24** List Price: **\$275,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **656**
 Low Sqft:
 Ttl Sqft: **656**

DOM

27
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Track Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	26`0" x 13`6"	Bedroom - Primary	Main	15`0" x 9`3"
Den	Main	10`0" x 8`0"	Storage	Main	5`0" x 4`6"
4pc Bathroom	Main	10`3" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$525

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0112416**

Remarks

Pub Rmks: **Great Condo with West Views of the Eau Claire market area and situated just one block from the Bow River and incredible pathways. This one bedroom and bathroom features in suite storage and a spacious den. The condo is on the 8th floor and offers spectacular downtown views to the west. There is a full width balcony to enjoy the outdoor space. The unit comes with a titled underground parking stall. The kitchen features a breakfast bar and open concept which is great for entertaining. Located in the famous "T2P" area, you are close to all the office towers, great restaurants and shops that Calgary's downtown core offers. View this Condo today.**

Inclusions: **None.**
Property Listed By: **RE/MAX Realty Professionals**

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

