



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 RIVERFRONT Avenue #908, Calgary T2P 5K4**

MLS® #: **A2136228**

Area: **Chinatown**

Listing Date: **05/28/24**

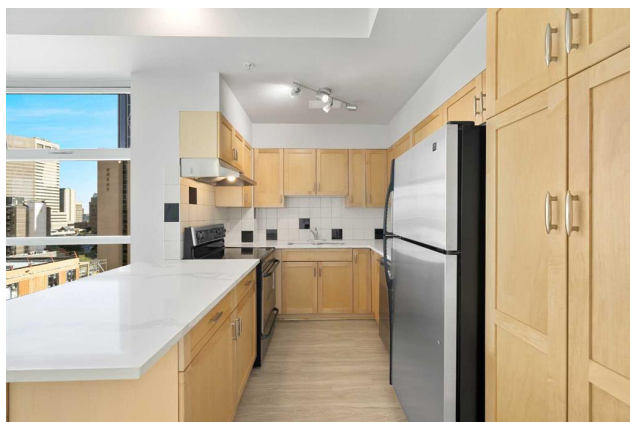
List Price: **\$495,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2001**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **862**  
Low Sqft:  
Ttl Sqft: **862**

**Parkade, Titled, Underground**

DOM

**31**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Boiler, Fan Coil, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete**  
Flooring: **Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Oven, Refrigerator, Stove(s), Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 8`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`0" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 7`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`7" x 5`11"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`11" x 6`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`8" x 4`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`11" x 5`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$675**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

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

Legal Desc: **0112416**

Remarks

Pub Rmks: **Welcome to this corner two bedroom in Eau Claire, with one of the finest unobstructed views overlooking the Bow River and Centre street bridge. This 2 bed & 2 bath suite is ideal for those looking for the convenience of condo living, breathtaking views, and a pedestrian lifestyle. Located steps from the prestigious Eau Claire neighbourhood, this southeast corner suite showcases floor to ceiling windows, has unobstructed views to the Bow River, and is bathed in sunlight throughout the day. The functional floorplan allows for ease of flow from one space to another, while maintaining clear lines of sight. The built-in shelves above the fireplace make excellent use of the vertical space. The u-shaped kitchen includes an inviting breakfast bar, deep pantry, and spacious fridge. The covered, oversized East facing balcony is an extension of the living space, providing a myriad of options for usage. For added privacy, the bedrooms are located at opposite ends of the suite, both with wonderful views of the river and Chinese Cultural Centre. This property has recently undergone substantial renovations, including brand new flooring, fresh paint throughout, quartz countertops and new bathroom backsplash. The art and décor of the home is the natural backdrop of the views, with the windows acting as the ultimate picture frames. This home is a space to be at peace, full of inspiration and creativity. This building is six blocks from the c-train, is steps to China Town, Eau Claire, Prince's Island Park, the Riverwalk promenade, and Calgary's extensive bike path system. Culinary choices such as Joey Eau Claire, Local, and River Café are available outside your doorstep. With the future redevelopment of the area and construction of the Green Line station, Eau Claire is one of the BEST neighbourhoods to live and invest in today. The future Eau Claire Athletic Club will be one of the most prestigious fitness facilities in the country, with over 2000 amenities including a 2000 sq ft Nordic Spa. This turn key property comes with underground parking and air conditioning, and is ready for quick possession.**

Inclusions: **None**  
Property Listed By: **Charles**

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





