

**128 2 Street #1102, Calgary T2P 0S7**

MLS®#: **A2139125** Area: **Chinatown** Listing **06/06/24** List Price: **\$719,900**  
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 24-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Finished Floor Area**  
 Abv Sqft: **892**  
 Low Sqft:  
 Ttl Sqft: **892**

**Assigned,Stall,Underground**

DOM

**22**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer**  
 Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 8`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`6" x 7`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 9`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 9`4"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$785** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1512556**

Remarks

Pub Rmks: **WOW!! Must see this beautiful 2 bedroom corner unit with Unobstructed view of the Bow River, plus 2 ASSIGNED UNDERGROUND PARKING STALLS WHICH ARE SIDE BY SIDE conveniently located across the elevator lobby & an Assigned Storage space!!! You will be so impressed and you can enjoy this beautiful view all day long no matter where you are in the unit. This 2 Beds 2 baths Apartment offers you 892 sq. ft. living space with floor-to-ceiling windows, creating a bright and airy ambiance. The Living Room features a large L-shaped window overlooking the Bow River, leading to the Balcony with a gas hookup, perfect for relaxing and enjoying the view. The Dining Room is nice and sunny with lots of natural light, connects to the Kitchen, which features a center island with quartz countertops, lots of kitchen cabinets and a pantry. Upgraded appliances with gas stove, cabinet depth Fridge and dishwasher. The Primary Bedroom offers a walk-thru closet and a full ensuite with quartz countertops, providing a tranquil retreat. A Second Bedroom includes a walk-in closet, a 4 pc Bath, and an in-unit Laundry facility. Additional amenities include A/C. The complex offers resort-like amenities such as Fitness facilities, a Movie Theater, a Social Lounge, a Hot Tub, a Sauna, and an Outdoor Garden. Situated just two blocks from the Downtown Core, with easy access to the River, Princess Island, Eau Claire Market, Chinatown, and the C-train Station, this apartment offers the ultimate urban living experience. Don't miss out on this incredible opportunity!**

Inclusions:  
Property Listed By: **N/A**  
**Jessica Chan Real Estate & Management Inc.**

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







