



THE
A-TEAM

**RE/MAX
FIRST**

128 2 Street #305, Calgary T2P 0S7

MLS® #: **A2139463**

Area: **Chinatown**

Listing Date: **06/07/24**

List Price: **\$360,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **510**
Low Sqft:
Ttl Sqft: **510**

DOM

23
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Microwave,Range Hood,Window Coverings**
Int Feat: **Breakfast Bar,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>
Kitchen	Main	11`0" x 8`6"	Living Room	Main	15`0" x 11`0"
Laundry	Main	3`0" x 3`0"	Bedroom - Primary	Main	10`0" x 9`6"
4pc Bathroom	Main	7`6" x 5`0"	Balcony	Main	23`0" x 5`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$482

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1512556

Remarks

Pub Rmks:

Welcome to urban living at Outlook - Waterfront. This charming 1-bedroom, 1-bathroom apartment, offers a perfect blend of comfort, style, and convenience in the heart of Calgary's bustling downtown, future LRT station nearby. Step into this cozy yet modern apartment and immediately feel at home. The open-concept living area is designed for both relaxation and functionality, with large windows that let in plenty of natural light, creating a bright and inviting atmosphere. The space seamlessly integrates living and dining areas, making it perfect for hosting friends or unwinding after a long day. The kitchen is a highlight of this apartment, featuring contemporary appliances, sleek countertops, and ample cabinet space. Whether you're preparing a gourmet meal or a quick snack, this kitchen is well-equipped to meet your culinary needs. The bedroom offers a peaceful retreat, with enough space to comfortably fit your furnishings and personal touches. The full bathroom is stylishly designed with modern fixtures, providing a clean and refreshing space to start and end your day. Living at Outlook means you're at the epicenter of Calgary's vibrant downtown life. Enjoy unparalleled access to an array of amenities including shopping centers, top-rated restaurants, entertainment venues, and cultural attractions. Everything you need is just a short walk away. For those who commute, this location offers excellent connectivity with nearby public transit options and major roadways, ensuring a hassle-free journey to any part of the city. Plus, with high secure building access and dedicated parking, your comfort and security are assured. This apartment is perfect for young professionals, couples, or anyone looking to experience the dynamic urban lifestyle that downtown Calgary has to offer. Don't miss the chance to make this stylish and convenient apartment your new home.

Inclusions:

N/A

Property Listed By:

Sunflower Realty & Property Management Inc.

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







