



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 2 Street #604, Calgary T2P 0S7**

MLS®#: **A2140855**

Area: **Chinatown**

Listing Date: **06/13/24**

List Price: **\$598,000**

Status: **Active**

County: **Calgary**

Change: **-\$21k, 26-Jul**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **870**

Low Sqft:

Ttl Sqft: **870**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Assigned,Guest,Stall,Underground**

DOM

**107**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Washer**  
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**

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`2" x 14`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 11`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 10`5"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`3" x 3`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 6`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 9`3"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`1" x 7`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 4`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`0"</b>	<b>Entrance</b>	<b>Main</b>	<b>5`10" x 5`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 8`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>7`9" x 8`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$796**

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

Zoning:  
**DC**

Legal Desc: **1512556**

Remarks

Pub Rmks: **Beautiful VIEWS of the Bow River, Prince's Island Park, and downtown Calgary! This is a luxurious and cozy executive condo unit that is in pristine, move-in ready condition, and features BRAND NEW flooring in the entire unit except the bathrooms. It is located only steps away from the beautiful Prince's Island Park, in the prestigious Outlook at Waterfront complex. Conveniently located in the heart of downtown Calgary, this unit offers a short walk to downtown offices and easy access to all the entertainment, nature, and transportation options the city has to offer. This two bedroom, two bathroom, air conditioned condo unit is like in a new condition and is move-in ready. Walking into this unit, you'll be welcomed by an abundance of natural light, stunning Bow River, park, and city views, and an amazing contemporary design. The unit has a gourmet kitchen equipped with stainless steel appliances, a gas range, and lots of cabinet space for storage. There is a large centre island with beautiful quartz countertops, designer tile backsplash, and breakfast eating bar. The kitchen opens to a very spacious living room and dining area. The bright primary bedroom connects to a large 3 piece ensuite, and includes a walk-through closet with custom built-in features for storage and convenience. This unit also comes with a second bedroom with a walk-in closet and easy access to a good-sized 4 piece main bathroom. The complex itself is very secure and has an abundance of amenities you can enjoy, including concierge service, a fitness center, hot tub, sauna, movie theatre, lounge/social room, outdoor courtyard, and many more just steps from the unit. From the great views to the convenient location and practical features, there are so many reasons to make this your new home. Ideal for the professional couple, investor, or small family. Don't miss out on this great opportunity to own this condo unit with outstanding value! Call your realtor today to schedule a private viewing!**

Inclusions: **All window coverings**  
Property Listed By: **First Place Realty**

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