



THE A-TEAM

RE/MAX FIRST

128 2 Street #404, Calgary T2p4r5

MLS@#: A2144969 Area: Chinatown Listing Date: 06/26/24 List Price: \$499,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment
Sub Type: Apartment
City/Town: Calgary
Year Built: 2015
Finished Floor Area: 863
Abv Sqft: 863
Low Sqft:
Ttl Sqft: 863

Access:
Lot Feat:
Park Feat: Parkade, Secured, Stall, Titled, Underground

DOM: 6
Layout:
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: High-Rise (5+)
Parking:
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Central, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Concrete, Glass, Masonite, Metal Siding
Flooring: Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Gas Cooktop, Microwave, Oven, Washer/Dryer, Window Coverings
Int Feat: Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Sauna
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, 3pc Ensuite bath, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$738

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1512556

Remarks

Pub Rmks: **If you're in the market for a luxury condo in Calgary, this one is definitely worth your attention. Located in the prestigious Outlook at Waterfront complex, this two bedroom, two bathroom, air conditioned condo is kept in pristine condition and is move-in ready. Walking into the unit, you'll be met with an abundance of light from the floor to ceiling windows with a WEST view and will be amazed by the contemporary design of the unit. You'll find a gourmet kitchen equipped with stainless steel appliances with a gas range and lots of cabinet space for storage, as well as a large centre island with beautiful quartz countertops, designer tile backsplash and a breakfast eating bar. The kitchen is open to a large great room and dining area. The doors off of the living room lead out to a West-facing balcony with views of the Bow River. The bright and open primary bedroom can be found just off of the dining area and connects to a large 3 piece ensuite. The walkthrough closet comes with custom built in features for storage and convenience. The unit also consists of a large main bedroom and a good sized 4 piece main bathroom with a soaker tub. The complex itself is very secure and has an abundance of amenities, including concierge service. You can find a conveniently located fitness centre, yoga studio, spa, movie theatre, lounge/social room, outdoor courtyard, car wash bay, and more just steps from the unit. The location of this condo is just as impressive as its views and amenities. It's situated in downtown Calgary, giving you easy access to all of the walking paths along the river, amenities, and transportation options that the city has to offer. From the stunning views to the convenient location and practical features, there are so many reasons to make this your next home. Perfect for the professional couple, investor, or small family. Exceptional Value!**

Inclusions: none  
Property Listed By: RE/MAX First

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









