



THE
A-TEAM

**RE/MAX
FIRST**

333 RIVERFRONT Avenue #361, Calgary t2g5r1

MLS® #: **A2147791**

Area: **Downtown East
Village**

Listing Date: **07/09/24**

List Price: **\$339,000**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 17-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **856**
Low Sqft:
Ttl Sqft: **856**

DOM

69
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **In Floor, Fireplace(s), Forced Air**

Sewer:

Ext Feat: **Balcony, Courtyard, Garden, Playground**

Construction:

Composite Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings

Int Feat:

Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	13`0" x 11`2"
Kitchen	Main	8`10" x 9`1"
Laundry	Main	3`0" x 2`11"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`10" x 4`11"
Dining Room	Main	8`4" x 9`1"
Living Room	Main	21`10" x 14`0"
Bedroom - Primary	Main	10`5" x 10`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$791

Fee Simple
Fee Freq:
Monthly

CC-ET

Legal Desc: 0013189

Remarks

Pub Rmks: **This 2-bedroom, 2-full-bath CORNER UNIT with 1 underground parking stall is located in the most picturesque area of downtown Calgary offers a perfect blend of modern living and urban convenience. Whether for personal use or as an investment property, this unit is a MUST SEE. Orientation - The East-South facing location allows sunlight to flood through the windows year-round, even during the cold winter months. Quiet Living - The unit is ideally positioned away from elevators, vents, and stairwells, ensuring maximum tranquility. Open Concept floor plan 9-foot ceilings and laminate flooring with in-floor heating. Granite Kitchen countertops, BRAND NEW STAINLESS STEEL APPLIANCES. Two good size bedrooms are located separately for privacy. The master bedroom features a walk-in closet with built-in full-wall organizers. Two full Bathrooms for added convenience. In-suite full-size, brand-new laundry center. Private Balcony Perfect for summer BBQs or a quiet morning coffee amidst peace and privacy. Prime Location: River Pathways just steps from your door, perfect for outdoor activities. Shopping: A mere 7-minute walk (400 meters) to the supermarket, with WINNERS conveniently located nearby. Parks: Within a 15-minute walk to Prince's Island Park and St. Patrick's Island Park has a good playground for kids, ideal for family outings and picnics. The west entrance of the Calgary Zoo is also nearby. Urban Convenience: +15 Skywalk Network: Direct access across the road, allowing indoor walking throughout Calgary's downtown commercial core, especially beneficial during harsh winters. Proximity to Offices: Within 8-15 minutes walking distance to major downtown office buildings (The Bow, Suncor, Fifth Avenue Place, Bow Valley Square, etc.), saving you from highway traffic. C-Train Free Fare Zone: Convenient access to public transportation. Amenities: Pet-friendly (with board approval), free bike storage, and an underground heated parking stall. And just a walk to YMCA, Bow Valley College, Eau Claire Market, and Chinatown! Such conveniences at a great price! Lovely corner unit!**

Inclusions: n/a
Property Listed By: CIR Realty

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







