



THE
A-TEAM

**RE/MAX
FIRST**

690 PRINCETON Way #102, Calgary T2P 5J9

MLS®#: **A2148712** Area: **Eau Claire** Listing Date: **07/11/24** List Price: **\$724,900**
 Status: **Active** County: **Calgary** Change: **-\$25k, 04-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2002**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,127**
 Low Sqft:
 Ttl Sqft: **1,127**

Underground

DOM

67
Layout
 Beds: **1 (1)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil,In Floor**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Concrete**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Cooktop,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`4" x 12`8"	Den	Main	11`11" x 10`9"
3pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$1,095** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq: **Monthly**

Legal Desc: **0210500**

Remarks

Pub Rmks: **Exceptional and elegant, the exclusive Princeton Hall , has much to offer to the upscale professional buyer, With full time concierge service ,wine cellar and testing room, social room, conference room, steam room, car wash, high standard of living few steps from the beauty of the Bow river and its path ways. Superb kitchen to an open floor plan living room, double sided fire place , floor to ceiling windows to a private patio, den can be easily convert in to a second bedroom, Master bedroom offers a superb in suite with great a great walking closed, the unit includes a 1 underground title parking and 1 title storage unit.**

Inclusions: **n/a**

Property Listed By: **MaxWell Canyon Creek**

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