



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 7 Street #801, Calgary T2P 5M9**

MLS® #: **A2148877**

Area: **Eau Claire**

Listing Date: **07/26/24**

List Price: **\$1,225,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,919**  
Low Sqft:  
Ttl Sqft: **1,919**

DOM

**52**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Street Lighting, Views**  
Park Feat: **Parkade, Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick, Concrete, Stone**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Oven, Refrigerator, Stove(s), Washer**  
Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>26`1" x 17`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`6" x 11`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 13`8"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`11" x 10`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>19`0" x 10`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`8" x 8`8"</b>	<b>Office</b>	<b>Main</b>	<b>12`8" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>10`11" x 5`6"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>9`0" x 6`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`0" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$1,935**

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

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0313160**

Remarks

Pub Rmks: **Welcome to this luxurious executive air-conditioned condo located in the prestigious LaCaille Parke Place. Spectacular views of the Bow River and Mountains. Walking into the unit you are met with a very bright and open plan with 9 foot ceilings and full length windows. The gourmet kitchen comes equipped with a breakfast eating bar, granite countertops and stainless-steel appliances. The kitchen opens to a large formal dining room and spacious great room with a cozy gas fireplace. The den area with built- ins is perfect for an office area with a door leading out to a large West facing deck. The large master bedroom has an impressive walk-in closet with built-ins as well as a luxurious 5-piece spa like ensuite with jetted tub and large shower. The good sized second bedroom has large windows throughout that boast views of the Bow River. The unit also has a convenient laundry room with built-ins. This unit comes with 2 titled indoor heated parking stalls and an assigned storage locker. The parkade comes well equipped with a wash bay for convenience. The prestigious LaCaille Parke Place building is very well taken care of and has a concierge service 7 days a week. Steps from walking paths and Bow River and walking distance to downtown, transportation and amenities! Pride of ownership shown throughout. Ideal for the professional or empty nester. Exceptional Value!**

Inclusions: **Refrigerator, Dishwasher, Oven, Built-in Microwave, Stove, Washer, Dryer, Parking Garage Opener and Control(s)**

Property Listed By: **Greater Property Group**

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