



THE
A-TEAM

**RE/MAX
FIRST**

205 RIVERFRONT Avenue #401, Calgary T2P5K4

MLS® #: **A2149446**

Area: **Chinatown**

Listing Date: **07/18/24**

List Price: **\$408,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential
Apartment
Calgary
2001

Finished Floor Area

Abv Sqft: **1,027**

Low Sqft:

Ttl Sqft: **1,027**

Titled, Underground

DOM

60

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

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

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Breakfast Bar, High Ceilings, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	8`7" x 4`11"
Dining Room	Main	10`4" x 9`11"
Bedroom	Main	9`3" x 15`3"
Laundry	Main	10`8" x 3`7"
Walk-In Closet	Main	5`8" x 7`1"
Balcony	Main	19`3" x 4`9"

Room	Level	Dimensions
Living Room	Main	13`6" x 11`8"
Kitchen With Eating Area	Main	10`6" x 16`6"
3pc Bathroom	Main	5`7" x 10`7"
Bedroom - Primary	Main	11`4" x 10`1"
4pc Ensuite bath	Main	9`9" x 6`6"

Legal/Tax/Financial

Condo Fee:
\$812

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0112416**

Remarks

Pub Rmks: *****PRICE REDUCTION*** Welcome to 205 Riverfront Avenue SW, ideally situated near numerous office buildings and just steps away from the Bow River and Prince's Island Park. This rare corner unit spans over 1,000 SqFt and features an abundance of floor-to-ceiling windows, filling the space with natural light. The expansive floor plan includes 2 bedrooms, 2 bathrooms, and a separate laundry room. With its spacious layout and exceptional design, this unit stands out as one of the few two-bedroom options in the entire building, offering a unique blend of comfort and exclusivity. The inviting living room features a cozy fireplace and seamlessly connects to the dining room. The modern kitchen is equipped with stainless steel appliances and granite countertops. Additionally, this condo offers air conditioning, a large, spacious balcony, and secure underground heated parking. Residents will appreciate the convenience and security of a dedicated concierge service at the front desk. Don't miss this opportunity—book your viewing today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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







