



THE
A-TEAM

**RE/MAX
FIRST**

205 RIVERFRONT Avenue #606, Calgary T2P 5K4

MLS® #: **A2151842**

Area: **Chinatown**

Listing Date: **07/25/24**

List Price: **\$360,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **793**

Low Sqft:

Ttl Sqft: **793**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

DOM

53

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

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

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Boiler,Fan Coil,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Concrete

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Central Air Conditioner,Dishwasher,Oven,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`0" x 9`9"	Dining Room	Main	10`0" x 7`7"
Living Room	Main	12`6" x 10`1"	Bedroom - Primary	Main	11`11" x 10`1"
4pc Ensuite bath	Main	9`11" x 6`8"	Laundry	Main	6`6" x 6`2"
Foyer	Main	7`11" x 5`3"	Den	Main	9`5" x 6`10"
Laundry	Main	6`3" x 6`2"	Balcony	Main	9`4" x 2`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$579

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0112416

Remarks

Pub Rmks: **Nestled amidst the vibrant heart of downtown Calgary, this refined one-bedroom plus den condo offers an unparalleled urban sanctuary with breathtaking eastward vistas of the majestic Bow River. Bathed in the soft morning light that spills through expansive floor to ceiling windows, this residence epitomizes modern elegance and urban convenience. Upon entering, one is immediately struck by the seamless integration of space, functionality, and airiness of 9' ceilings. The den, thoughtfully positioned without sacrificing openness, beckons as an ideal workspace or intimate reading nook. The kitchen invites culinary exploration, while the dining area offers an inviting space for intimate meals or entertaining guests. The living room is a comfortable space to relax, while the fireplace adds an element of warmth for cozy evenings at home. The bedroom, a serene retreat enveloped in tranquility, offers respite from the urban landscape outside and creates a haven of relaxation amidst the dynamic pulse of downtown living. In addition to its current allure, its location in the Eau Claire district presents a compelling investment opportunity poised to capitalize on future development. Known for its blend of riverside charm and urban sophistication, Eau Claire is slated for significant revitalization and expansion in the coming years. The planned developments include the Eau Claire Athletic Club, Eau Claire promenade, festival and events space, all aimed at enriching the community's appeal and accessibility. With ongoing infrastructure improvements and a focus on sustainable urban planning, Eau Claire is set to become even more coveted among residents and investors alike. Investing in this property today not only grants immediate access to the unobstructed views of the Bow River, but also positions savvy investors to benefit from the anticipated rise in property values as Eau Claire evolves into a premier residential and commercial hub. The condo's proximity to future retail offerings, dining establishments, and recreational facilities ensures a lifestyle of convenience and luxury that will only appreciate over time. Whether as a primary residence or a strategic investment, this one-bedroom plus den condo represents not just a home, but a gateway to Calgary's evolving urban landscape, where foresight meets opportunity in the heart of Eau Claire's new chapter.**

Inclusions: N/A
Property Listed By: Charles

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