

## 128 2 Avenue #704, Calgary T2G5J5

MLS®#:	A2152878	Area:	Chinatown	Listing Date:	07/26/24	List Price: <b>\$255,000</b>	
Status:	Active	County:	Calgary	Change:	-\$10k, 01-Sep	Association: Fort McMurray	
				Conoral Inf			Dow



General Information	l			DOM	
Prop Type:	Residential			130	
Sub Type:	Apartment			<u>Layout</u>	
City/Town:	Calgary	Finished Floor Ar	rea	Beds:	2 (2 )
Year Built:	1990	Abv Sqft:	750	Baths:	2.0 (2 0)
Lot Information		Low Sqft:		Style:	High-Rise (5+)
Lot Sz Ar:		Ttl Sqft:	750		
Lot Shape:				Parking	
				Ttl Park:	0
				Garage Sz:	·
Access:					
Lot Feat:					
Park Feat:	None,Off Street				

Utilities	and	Features
ULIILLES	anu	reatures

Roof: Heating: Sewer:	Tar/Gravel Baseboard			Construction: Brick,Concrete Flooring:		
Ext Feat:	None			Laminate,Tile Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat: Utilities:		Dryer,Electric Stove See Remarks	e,Range Hood,Refrigerator,Washer,W	Vindow Coverings		
				Room Information		
<u>Room</u> Bedroom Bedroom - Pri	marv	<u>Level</u> Main Main	Dimensions 11`6" x 7`5" 12`2" x 11`8"	<u>Room</u> Kitchen 4pc Ensuite bath	<u>Level</u> Main Main	<u>Dimensions</u> 9`6" x 9`2"
Dining Room 4pc Bathroom	-	Main Main	9`10" x 5`7"	Living Room	Main	13`1" x 10`10"
				Legal/Tax/Financial		
Condo Fee: <b>\$574</b>			Title: Fee Simple		Zoning: <b>DC (pre 1P2007)</b>	

	Fee Freq: Monthly				
Legal Desc:	9012335 Remarks				
Pub Rmks:	Welcome to this charming 2-bedroom, 2-bath condo nestled in vibrant Chinatown, just across from the scenic Bow River. Enjoy stunning downtown views and abundant natural light from the spacious south-facing living room, which features a charming bay window. The condo boasts elegant laminate and tile flooring throughout, and the master bedroom includes a luxurious ensuite bathroom with dual sinks. Additional conveniences include in-suite laundry. Step outside to explore the new bike path and scenic trails along the Bow River, or indulge in a variety of nearby dining options. You'll also appreciate the proximity to shopping, public transit, and the picturesque Prince Island Park.				
Inclusions: Property Listed By:	None Synterra Realty				

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



















