



THE
A-TEAM

**RE/MAX
FIRST**

200 LA CAILLE Place #205, Calgary T2P 5E2

MLS®#: **A2153074**

Area: **Eau Claire**

Listing Date: **07/27/24**

List Price: **\$417,500**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Finished Floor Area

Abv Sqft: **971**
Low Sqft:
Ttl Sqft: **971**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

53
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Secured,Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard,Hot Water**

Sewer:

Ext Feat: **Balcony**

Construction:

Brick,Concrete

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 12`6"
Dining Room	Main	8`11" x 9`3"
Laundry	Main	9`9" x 6`3"
Living Room	Main	19`7" x 14`5"

Room	Level	Dimensions
Bedroom	Main	12`2" x 9`11"
Kitchen	Main	10`3" x 11`5"
Bedroom - Primary	Main	17`2" x 9`4"

Legal/Tax/Financial

Condo Fee:
\$845

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **9910841**

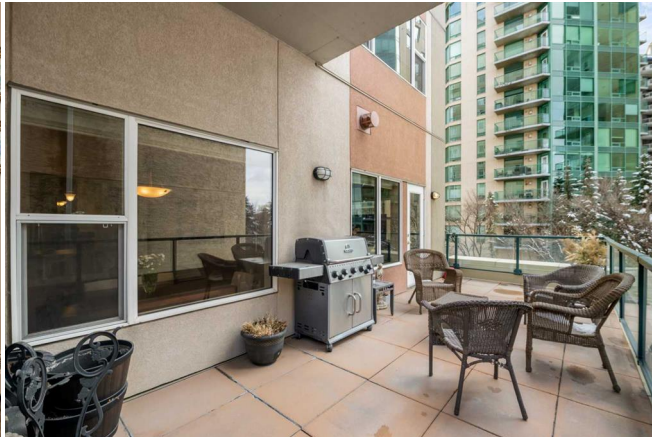
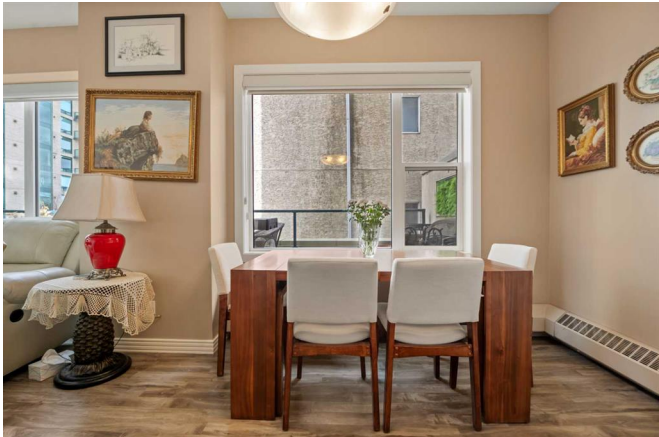
Remarks

Pub Rmks: **Back on the Market!! - Welcome to your dream urban home in Calgary's highly sought-after Eau Claire neighborhood! This beautiful 2-bedroom, 1-bathroom condo, built in 1999, offers a timeless blend of classic styling and modern comforts, creating an ideal retreat for those seeking a peaceful yet vibrant lifestyle. Featuring updated stainless steel appliances, the kitchen adds a touch of luxury to your daily routine. Nestled in the picturesque Eau Claire area, this residence offers unparalleled access to scenic river pathways, peaceful parks, and urban amenities. Enjoy being within walking distance of Prince's Island Park, where you can revel in the beauty of nature and outdoor activities. The majestic Bow River is just steps away, inviting you to enjoy riverside walks, cycling, and outdoor relaxation. Just moments away from the eclectic streets of Kensington, you can explore charming shops, indulge in delicious dining, and immerse yourself in the lively cultural scene. Inside, the condo features high ceilings and an open floor plan that creates a spacious, bright, and airy atmosphere. The expansive southwest-facing terrace provides a sunny escape with stunning views of nature and the cityscape, perfect for entertaining or unwinding after a long day. Enjoy the convenience of Concierge Services and secured underground parking, adding layers of comfort and security to your lifestyle. Whether you're enjoying the serenity of your terrace or exploring the vibrant streets of Eau Claire and Kensington, this condo offers the perfect balance of tranquility and excitement. Don't miss your chance to own a piece of Calgary's urban paradise. Schedule a viewing today and discover the timeless elegance and convenience of this remarkable condo. Make sure you view the virtual tour!**

Inclusions: **n/a**
Property Listed By: **RE/MAX First**

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







200 La Caille PI SW, Calgary, AB

