



THE
A-TEAM

**RE/MAX
FIRST**

108 WATERFRONT Court #606, Calgary T2P 1K7

MLS®#: **A2158664** Area: **Eau Claire** Listing Date: **08/23/24** List Price: **\$350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **511**
 Low Sqft:
 Ttl Sqft: **511**

DOM

26
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Concrete**
 Heating: **Other** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Refrigerator,Washer/Dryer Stacked,Water Purifier,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`1" x 11`2"	Bedroom - Primary	Main	8`10" x 8`10"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$383** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**
 Fee Freq: **Monthly**

Legal Desc: **1811659**

Remarks

Pub Rmks: **Welcome to urban sophistication at its finest! Conveniently situated downtown Calgary in Eau Claire, just north of Chinatown, this stunning one bedroom, one bathroom luxury condo offers an unparalleled blend of elegant living and modern convenience. The building offers a hot tub and sauna, full gym, luxurious lounging area, large private balcony with partial views of the river, secure parking, unique double sized storage locker, and more. Situated just steps away from the vibrant cultural scene, fine dining, shopping, and scenic river pathways. Enjoy the convenience of urban living with easy access to public transit and major roadways.**

Inclusions: **None**
Property Listed By: **The Agency Calgary**

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