



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 2 Avenue #502, Calgary T2G 5J5**

MLS® #: **A2159258**

Area: **Chinatown**

Listing Date: **08/26/24**

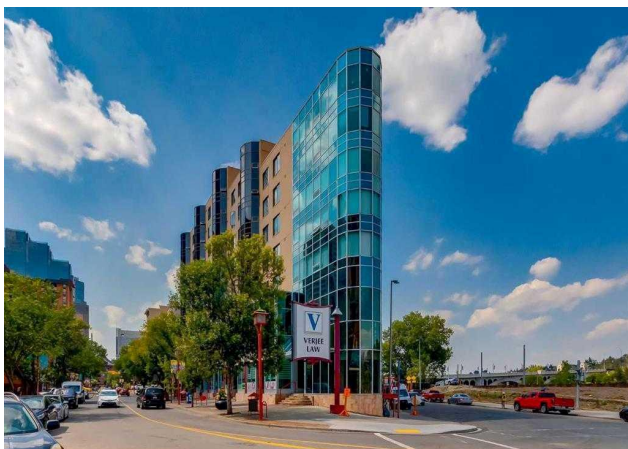
List Price: **\$226,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1990**

Finished Floor Area

Abv Sqft: **571**  
Low Sqft:  
Ttl Sqft: **571**

DOM

**23**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Off Street**

Utilities and Features

Roof: **Baseboard**  
Heating:  
Sewer:  
Ext Feat: **None**

Construction: **Concrete**  
Flooring: **Laminate, Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
Int Feat: **No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 12`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`9"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`5" x 4`6"</b>	<b>Entrance</b>	<b>Main</b>	<b>5`4" x 5`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 9`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>4`11" x 6`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 8`4"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$429**

**Fee Simple**

**DC (pre 1P2007)**

Fee Freq:

**Monthly**

Legal Desc: **9012335**

Remarks

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Pub Rmks: **| ALL FURNITURES INCLUDED | BOW RIVER | LOCATED IN CENTRAL CHINATOWN | UPDATED| Attention investors and downtown lovers! This fully furnished unit is a rare find, ready for immediate move-in—just bring your suitcases! Located in the heart of Calgary's downtown, this condo features a spacious king-size bedroom and a large living room, perfect for hosting guests. The unit is impeccably maintained and freshly painted, offering ensuite laundry for your convenience. Enjoy the convenience of being within walking distance to various amenities, including public transit, restaurants, bars, and scenic trails along the Bow River. Take relaxing walks at Prince's Island Park or enjoy a coffee at nearby cafes while soaking in stunning city views. Recent upgrades include modern elevators, a new hallway makeup air system, a new hot water tank, and initial parkade repairs. Future improvements include exterior and staircase renovations, ensuring this property's value continues to grow. Don't miss this prime investment opportunity in Calgary's vibrant downtown!**

Inclusions: **All furnitures in the unit**

Property Listed By: **eXp Realty**

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