



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 WATERFRONT Court #601, Calgary T2P 0W3**

MLS®#: **A2159410**

Area: **Chinatown**

Listing Date: **08/21/24**

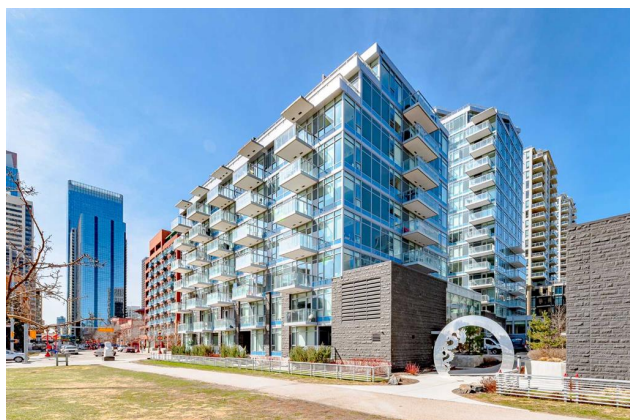
List Price: **\$479,900**

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:

Finished Floor Area

Abv Sqft: **668**  
Low Sqft:  
Ttl Sqft: **668**

DOM

**28**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Secured,Side By Side,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Microwave,Microwave Hood Fan,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Quartz Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 8`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`9" x 9`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>2`11" x 2`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>4`4" x 13`3"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`10" x 4`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>5`10" x 9`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$494**

Title:  
**Fee Simple**

Zoning:  
**DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **1811668**

Remarks

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Pub Rmks: **Charming END-UNIT condo with 2 bedrooms and 2 bathrooms AND 2 UNDERGROUND SIDE BY SIDE PARKING STALLS, located in the highly sought-after Waterfront in Eau Claire. Situated in one of the best locations in Downtown Calgary, you have direct access to the Bow River pathway right downstairs. This unit boasts NEW PAINT throughout, pristine luxury wide plank flooring, a 9-foot ceiling, a gas stove, air conditioning, stainless steel appliances, and views of the river, Additional amenities include all-day concierge service, a fully equipped gym, and an owners' lounge, enhancing your living experience. With Prince's Island Park as your backyard, you can enjoy serene walks and vibrant city life simultaneously. Greenline construction underway! Don't miss out on this exceptional opportunity—contact your agent today to schedule a viewing!**

Inclusions: **NA**  
Property Listed By: **2% Realty**

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