



THE
A-TEAM

**RE/MAX
FIRST**

205 RIVERFRONT Avenue #808, Calgary T2P 5K4

MLS® #: **A2160125** Area: **Chinatown** Listing Date: **08/23/24** List Price: **\$450,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Finished Floor Area
 Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	16`6" x 12`8"	Bedroom	Main	11`4" x 10`9"
3pc Bathroom	Main	5`7" x 6`11"	4pc Ensuite bath	Main	7`6" x 5`11"
Dining Room	Main	13`9" x 10`4"	Foyer	Main	10`2" x 7`2"
Kitchen	Main	11`5" x 7`10"	Living Room	Main	12`5" x 13`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$675

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: **0112416**

Remarks

Pub Rmks: **This spacious corner unit boasts floor-to-ceiling windows that offer stunning views of the Bow River and the downtown skyline. The open, thoughtfully designed layout includes 9-foot ceilings and elegant hardwood floors. The central kitchen features a convenient eating bar and modern stainless steel appliances. There have been many upgrades over the past year, solar-powered smart blinds, knockdown ceilings, pot lights throughout, a new kitchen backsplash with built-in niches, and quartz countertops. The living room is warm and inviting, with a cozy gas fireplace, built-in shelving, and a patio door that opens to a large, private balcony. The primary bedroom includes a walk-in closet and an ensuite bath, while the generously sized second bedroom is situated on the opposite side of the unit for added privacy and has easy access to the second bathroom. Additional highlights include air conditioning, heated underground parking for one vehicle, and in-suite laundry with extra storage. This prime location is just steps away from the river, Eau Claire, and the city center, with restaurants, bars, entertainment venues, theatres, museums, the Bow River, Chinatown, East Village, transit/LRT, and churches all within walking distance.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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