



THE
A-TEAM

**RE/MAX
FIRST**

128 WATERFRONT Court #201, Calgary T2P 1K7

MLS®#: **A2163525**

Area: **Eau Claire**

Listing Date: **09/06/24**

List Price: **\$919,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,288**
Low Sqft:
Ttl Sqft: **1,288**

DOM

13

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden**

Construction: **Brick,Concrete,Glass,Metal Frame,Stone**
Flooring: **Hardwood,Marble,Stone**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garburator,Microwave,Range Hood,Washer/Dryer,Wine Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`8" x 14`1"	Kitchen	Main	14`10" x 12`0"
Kitchen	Main	9`2" x 14`1"	Nook	Main	12`1" x 10`1"
Bedroom - Primary	Main	10`4" x 11`7"	Walk-In Closet	Main	7`6" x 6`8"
5pc Ensuite bath	Main	10`0" x 11`11"	Bedroom	Main	10`5" x 10`4"
Walk-In Closet	Main	8`9" x 5`1"	3pc Ensuite bath	Main	8`4" x 4`11"
2pc Bathroom	Main	8`7" x 3`6"	Balcony	Main	25`4" x 5`7"

Legal/Tax/Financial

Condo Fee:
\$790

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
mc1

Legal Desc: **1811667**

Remarks

Pub Rmks: **Wonderful opportunity to live in a one of a kind boutique building consisting of only 13 condos total in a five storey concrete and steel luxury building set on the banks of Prince's Island, Eau Claire and the Bow River. This top of the line open layout condo consists of 2 bedroom + flex and 2 and 1/2 bath with views that go forever. This new never been lived in condo has everything your next home awaits with Subzero and Wolf appliances, side x side laundry and of course 2 side x side heated underground parking stalls and separate storage locker. Come by as see what you've always been looking for.**

Inclusions: **none**
Property Listed By: **Century 21 Bamber Realty LTD.**

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