



THE
A-TEAM

**RE/MAX
FIRST**

88 WATERFRONT Mews #202, Calgary T2P 1K7

MLS®#: **A2163762** Area: **Eau Claire** Listing Date: **09/06/24** List Price: **\$1,850,000**
 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:

Finished Floor Area
 Abv Sqft: **2,442**
 Low Sqft:
 Ttl Sqft: **2,442**

Underground

DOM

75
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **Low-Rise(1-4)**

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

Room	Level	Dimensions	Room	Level	Dimensions
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 10`7"
Bedroom	Main	14`6" x 12`9"	4pc Bathroom	Main	6`6" x 8`8"

Legal/Tax/Financial

Condo Fee:
\$2,142

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
mc1

Legal Desc: **1810826**

Remarks

Pub Rmks: **Wonderful opportunity to live in a one of a kind boutique building consisting of only 7 homes in a four 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 3 spacious bedrooms, all with their own ensuite 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











