



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**

Finished Floor Area

Abv Sqft: **2,442**  
Low Sqft:  
Ttl Sqft: **2,442**

DOM

**138**  
Layout  
Beds: **3 (3 )**  
Baths: **3.5 (3 1)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

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

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**





















