



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: **Underground**

Finished Floor Area

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

DOM

**12**  
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**