



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 RIVERFRONT Avenue #812, Calgary T2P 5K4**

MLS® #: **A2169219**

Area: **Chinatown**

Listing Date: **10/01/24**

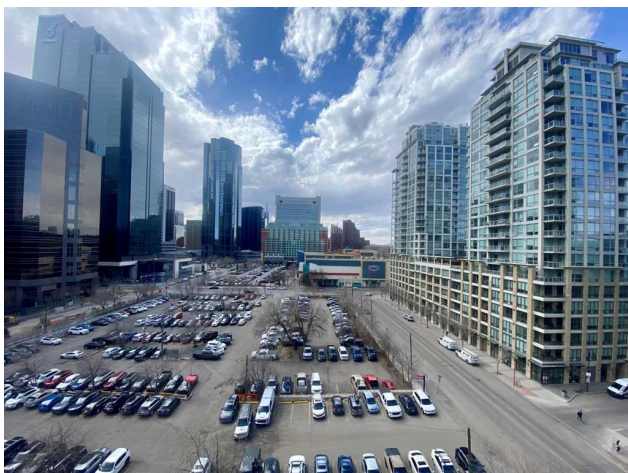
List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **656**  
Low Sqft:  
Ttl Sqft: **656**

DOM

**63**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Brick,Concrete**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Track Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>26`0" x 13`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`0" x 9`3"</b>
<b>Den</b>	<b>Main</b>	<b>10`0" x 8`0"</b>	<b>Storage</b>	<b>Main</b>	<b>5`0" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`3" x 6`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`0" x 4`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$525**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0112416**

Remarks

Pub Rmks: **You Gotta Live Here. This great 1 bedroom and bath Condo offers West Sunset Views in the Eau Claire area. It is situated only one block from the Bow River and all the incredible pathways (4000 Km) which makes Calgary number one in the world. The unit features in suite storage and a spacious open den/office... The condo is located on the 8th floor and offers spectacular downtown views to the west. The balcony is full width to entertain and enjoy the outdoor space. The kitchen features a breakfast bar and open concept which is great for entertaining. Located in the famous "T2P" area, you are right downtown in Eau Claire and very close to all the office towers, great restaurants and shops that Calgary's downtown core offers. A titled underground parking stall is standard. Come View this Condo today.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

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

