



THE
A-TEAM

**RE/MAX
FIRST**

888 4 Avenue #803, Calgary T2P0V2

MLS® #: **A2170872**

Area: **Downtown
Commercial Core**

Listing Date: **10/04/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **2010**

Lot Information

Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,054**
Low Sqft:
Ttl Sqft: **1,054**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street, Parkade**

Utilities and Features

Roof:
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Concrete**
Flooring: **Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **None**
Int Feat: **Double Vanity, Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`10" x 8`4"
3pc Bathroom	Main	6`3" x 9`8"
Dining Room	Main	12`0" x 14`3"
Laundry	Main	4`4" x 3`3"

Room	Level	Dimensions
Living Room	Main	19`7" x 13`6"
Bedroom - Primary	Main	11`4" x 11`7"
Bedroom	Main	9`11" x 10`0"
5pc Ensuite bath	Main	8`9" x 3`0"

Legal/Tax/Financial

Condo Fee:
\$944

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1011382**

Remarks

Pub Rmks: **Downtown Condo with Stunning Bow River & Mountain Views Step into this executive 2-bedroom condo that offers the best of urban living with panoramic views of the Bow River and the majestic mountains. Located just steps from Eau Claire, Prince's Island Park, and the vibrant downtown core, this home puts you within walking distance of top-tier restaurants, shopping, and the scenic Bow River Pathway. Inside, the open-concept floor plan maximizes space and functionality, complemented by premium finishes throughout. Features include sleek modern slab cabinets, engineered hardwood floors, chic glass tile accents. Cozy up by the gas fireplace with its unique lit glass crystals, or enjoy the breathtaking views from floor-to-ceiling commercial-grade windows. The granite countertops, acoustic underlay for extra soundproofing, and heated underground parking ensure both style and comfort. Residents of this exclusive building enjoy concierge services, including dry cleaning pick-up, access to a well-equipped fitness center, and plenty of visitor parking for guests. This condo truly offers the ultimate in convenience, and it's move-in ready! Condo comes "as-is, where-is". Don't miss out—schedule your private showing today and experience downtown Calgary living at its finest!**

Inclusions:
Property Listed By: **n/a**
Tink

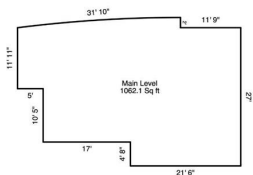
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





PROPERTY INFORMATION
433 8th Avenue SW

RED DOT
measurements



Disclaimer: All measurements provided follow the RRS and are completed and fully reviewed by Red Dot Team. Measurements are provided for use only by the purchaser. All dimensions and measurement increases is considered only without approval and/or consent of any party. Other parties are solely responsible for any and all measurements. For more information, please contact the listing agent.

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