



THE A-TEAM

RE/MAX FIRST

110 7 Street #801, Calgary T2P 5M9

MLS® #: A2171932 Area: Eau Claire Listing: 10/09/24 List Price: \$1,150,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2003
Finished Floor Area: 1,919
Abv Sqft: 1,919
Low Sqft:
Ttl Sqft: 1,919

Access:
Lot Feat: Street Lighting, Views
Park Feat: Parkade, Titled, Underground

DOM: 55
Layout:
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: High-Rise (5+)
Parking:
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Brick, Concrete, Stone
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Int Feat: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists Living Room, Dining Room, 5pc Ensuite bath, Foyer, Laundry, Balcony, Kitchen, Bedroom - Primary, Bedroom, Office, 3pc Bathroom.

Legal/Tax/Financial

Condo Fee:
\$1,998

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0313160**

Remarks

Pub Rmks: **Welcome to this luxurious executive air-conditioned condo located in the prestigious LaCaille Parke Place. Spectacular views of the Bow River and Mountains. Walking into the unit you are met with a very bright and open plan with 9 foot ceilings and full length windows. The gourmet kitchen comes equipped with a breakfast eating bar, granite countertops and stainless-steel appliances. The kitchen opens to a large formal dining room and spacious great room with a cozy gas fireplace. The den area with built- ins is perfect for an office area with a door leading out to a large West facing deck. The large master bedroom has an impressive walk-in closet with built-ins as well as a luxurious 5-piece spa like ensuite with jetted tub and large shower. The good sized second bedroom has large windows throughout that boast views of the Bow River. The unit also has a convenient laundry room with built-ins. This unit comes with 2 titled indoor heated parking stalls and an assigned storage locker. The parkade comes well equipped with a wash bay for convenience. The prestigious LaCaille Parke Place building is very well taken care of and has a concierge service 7 days a week. Steps from walking paths and Bow River and walking distance to downtown, transportation and amenities! Pride of ownership shown throughout. Ideal for the professional or empty nester. Exceptional Value!**

Inclusions: **Refrigerator, Stove, Oven-Built-in, Dishwasher, Microwave Hood Fan, All Window Coverings, Garage Door Opener with Control(s)**

Property Listed By: **Greater Property Group**

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









