



THE
A-TEAM

**RE/MAX
FIRST**

110 7 Street #401, Calgary T2P 5M9

MLS®#: **A2172265**

Area: **Eau Claire**

Listing Date: **10/11/24**

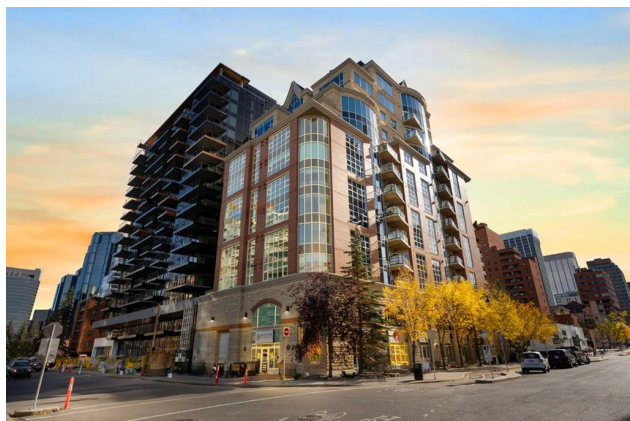
List Price: **\$1,100,000**

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

Abv Sqft: **1,931**
Low Sqft:
Ttl Sqft: **1,931**

DOM

53
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stone**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Double Vanity,High Ceilings,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`3" x 8`6"	5pc Ensuite bath	Main	12`3" x 11`0"
Bedroom	Main	15`9" x 12`5"	Dining Room	Main	15`2" x 14`5"
Family Room	Main	26`6" x 15`3"	Foyer	Main	10`8" x 8`9"
Kitchen	Main	11`4" x 16`10"	Laundry	Main	10`11" x 9`6"
Living Room	Main	15`4" x 15`3"	Bedroom - Primary	Main	18`0" x 24`5"
Walk-In Closet	Main	12`2" x 5`1"			

Legal/Tax/Financial

Condo Fee:
\$1,998

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0313160**

Remarks

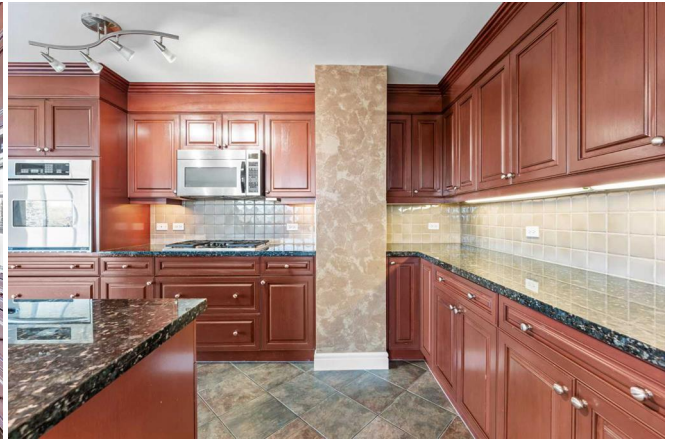
Pub Rmks: **Discover the epitome of luxury in this exquisite condo, situated in the prestigious LaCaille Parke Place. Enjoy breathtaking views of the Bow River and majestic mountains from your private sanctuary. Upon entering, you'll be greeted by a bright, open floor plan featuring soaring 9-foot ceilings and expansive windows that invite natural light. The gourmet kitchen is a chef's dream, complete with a breakfast bar, elegant granite countertops, and high-end stainless-steel appliances. It seamlessly flows into a spacious formal dining room and an inviting great room, highlighted by a cozy gas fireplace—perfect for entertaining or relaxing. The den offers an ideal workspace and provides access to a generous west-facing deck, perfect for evening sunsets. Retreat to the luxurious master bedroom, featuring an impressive walk-in closet and a spa-like 5-piece ensuite, complete with a jetted tub and a large shower. The well-sized second bedroom boasts large windows that frame stunning views of the Bow River. Additional features include a convenient laundry room with built-ins, two titled indoor heated parking stalls, and an assigned storage locker. The parkade is equipped with a wash bay for added convenience. LaCaille Parke Place is impeccably maintained and offers a concierge service seven days a week. You'll be just steps away from scenic walking paths along the Bow River and within walking distance to downtown, public transportation, and various amenities. This home exemplifies pride of ownership and is ideal for professionals or empty nesters seeking a luxurious lifestyle. Don't miss the opportunity to make this stunning property your own!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









110 7 St SW, Calgary, AB

Main Floor Interior Area 1931.00 sq ft



0 6 12

PREPARED: 2024/10/10

While regions are included from this floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

