



THE
A-TEAM

**RE/MAX
FIRST**

128 2 Street #1102, Calgary T2P 0S7

MLS®#: **A2173331**

Area: **Chinatown**

Listing Date: **10/17/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **892**
Low Sqft:
Ttl Sqft: **892**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

1
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Washer**
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`4" x 10`11"	Dining Room	Main	8`4" x 8`2"
Dining Room	Main	11`6" x 7`8"	Bedroom - Primary	Main	10`5" x 9`4"
Bedroom	Main	11`5" x 9`4"	3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$785

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1512556**

Remarks

Pub Rmks: **WOW!! Must see this beautiful 2 bedroom corner unit with Unobstructed view of the Bow River, plus 2 ASSIGNED UNDERGROUND PARKING STALLS #108 & #109 WHICH ARE SIDE BY SIDE, and Storage #5 conveniently located across the elevator lobby at P2!!! You will be so impressed and you can enjoy this beautiful view all day long no matter where you are in the unit. This 2 Beds 2 baths Apartment offers you 892 sq. ft. living space with floor-to-ceiling windows, creating a bright and airy ambiance. The Living Room features a large L-shaped window overlooking the Bow River, leading to the Balcony with a gas hookup, perfect for relaxing and enjoying the view. The Dining Room is nice and sunny with lots of natural light, connects to the Kitchen, which features a center island with quartz countertops, lots of kitchen cabinets and a pantry. Upgraded appliances with gas stove, cabinet depth Fridge and dishwasher. The Primary Bedroom offers a walk-thru closet and a full ensuite with quartz countertops, providing a tranquil retreat. A Second Bedroom includes a walk-in closet, a 4 pc Bath, and an in-unit Laundry facility. Additional amenities include A/C. The complex offers resort-like amenities such as Fitness facilities, a Movie Theater, a Social Lounge, a Hot Tub, a Sauna, and an Outdoor Garden. Situated just two blocks from the Downtown Core, with easy access to the River, Princess Island, Eau Claire Market, Chinatown, and the C-train Station, this apartment offers the ultimate urban living experience. Don't miss out on this incredible opportunity!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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







