



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 RIVERFRONT Avenue #304, Calgary T2P 5K4**

MLS® #: **A2173344**      Area: **Chinatown**      Listing Date: **10/18/24**      List Price: **\$328,800**  
 Status: **Pending**      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: **768**  
 Low Sqft:  
 Ttl Sqft: **768**

DOM  
**33**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick,Concrete,Metal Siding**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	9`5" x 6`11"	4pc Bathroom	Main	9`11" x 6`9"
Walk-In Closet	Main	6`9" x 3`11"	Bedroom - Primary	Main	11`11" x 10`1"
Living Room	Main	12`9" x 10`3"	Dining Room	Main	13`6" x 7`2"
Kitchen	Main	9`11" x 8`11"	Laundry	Main	6`0" x 6`0"

Legal/Tax/Financial

Condo Fee: **\$636**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 0112416

Remarks

Pub Rmks: **THIS IS IT! ... We found what you've been looking for. Come let this amazing 1 BEDROOM with DEN apartment (with TITLED UNDERGROUND PARKING) END YOUR SEARCH. Priced to deliver the best value, this 760+ square foot has it all. This AIRY AND OPEN plan has 9 FOOT CEILINGS, CENTRAL FORCED AIR COOLING, CEILING TO FLOOR WINDOWS OVERLOOKING 2 PARKS. Significant UPDATES AND RENOVATIONS include, New Bathroom GRANITE VANITY, KITCHEN CUPBOARDS finished with Magnificent GRANITE, LIGHT FIXTURES, newer HIGH END STAINLESS STEEL REFRIGERATOR, ELECTRIC STOVE, MICROWAVE AND MIELE DISHWASHER as well as front loading WASHER AND DRYER. One step into this TASTEFULLY TRANSFORMED SUITE will convince you... "YOU'RE HOME". Feel assured and secure knowing there is a concierge on Duty during the day, Monday through Friday. The landmark 205 RIVERFRONT BUILDING is enveloped with all the amenities Chinatown has to offer. Across the street from Sien Lok Park, and the Bow River pathways. It is only a three to five minute walk from Center Street bridge, restaurants, shopping, entertainment, grocery, coffee shops, restaurants, +15 SYSTEM and the C-TRAIN LINE. Numerous main routes in every direction, are easily accessed for your weekend escape plans. Call your favourite realtor and arrange your private viewing....you won't be disappointed.**

Inclusions: 2 TV Mounts  
Property Listed By: Real Estate Professionals Inc.

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







