



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 RIVERFRONT Avenue #806, Calgary T2P 5K4**

MLS®#: **A2173526**      Area: **Chinatown**      Listing Date: **10/16/24**      List Price: **\$291,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$7k, 07-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2001**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **793**  
 Low Sqft:  
 Ttl Sqft: **793**

DOM

**97**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>21`4" x 14`6"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`9" x 9`2"</b>
<b>Den</b>	<b>Main</b>	<b>9`5" x 6`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`3"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`10" x 5`9"</b>			

Legal/Tax/Financial

Condo Fee: **\$644**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 0112416

Remarks

Pub Rmks: **\*\*Property is sold as is, where is, at time of possession. No warranties or representations.\*\*Steps away from the beautiful Bow River! Situated in the heart of downtown, you will enjoy living in this spacious one bedroom plus den condo. Beautiful open-plan layout, 9 ft. ceilings, stunning views facing the river & city with huge floor to ceiling windows. The kitchen is equipped with quartz counter-tops & stainless appliances and loads of counter & storage space. Primary suite offers picturesque downtown views and a 4 pc ensuite bathroom. The generously sized den can easily be transformed into an office or additional bedroom as needed. The building has concierge service, available Monday to Friday. Walk to restaurants, shopping, entertainment, the Center Street bridge, Park, Eau Claire Market, coffee houses, and River pathways.**

Inclusions: N/A  
Property Listed By: Homecare Realty Ltd.

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





