



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

66
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Den, and 4pc Ensuite bath.

Legal/Tax/Financial

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

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





