



THE
A-TEAM

**RE/MAX
FIRST**

128 WATERFRONT Court #303, Calgary T2P 1K7

MLS®#: **A2174541**

Area: **Eau Claire**

Listing Date: **10/21/24**

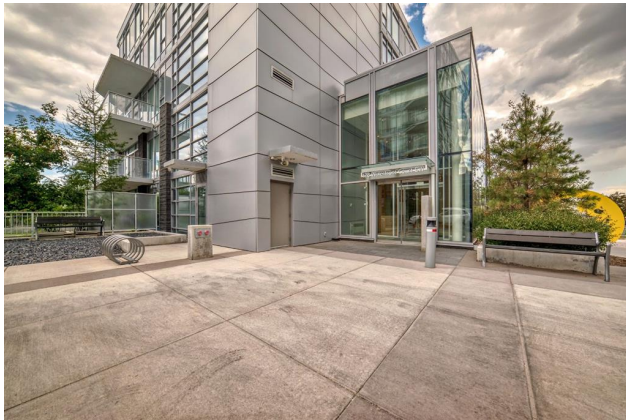
List Price: **\$889,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Assigned,Electric Gate,Garage Door Opener,Heated Garage,Secured,Side By Side,Underground

Finished Floor Area

Abv Sqft: **1,257**
Low Sqft:
Ttl Sqft: **1,257**

DOM

1

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard,Garden,Lighting,Rain Gutters**

Construction: **Brick,Concrete,Glass,Metal Frame,Stone**
Flooring: **Hardwood,Marble,Stone**
Water Source:
Fnd/Bsmt: **Combination,Poured Concrete,Slab**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garburator,Microwave,Range Hood,Washer/Dryer,Wine Refrigerator**
Int Feat: **Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`9" x 15`1"	Dining Room	Main	13`1" x 9`4"
Kitchen	Main	16`9" x 8`6"	Pantry	Main	3`6" x 1`6"
Bedroom - Primary	Main	11`11" x 11`10"	Walk-In Closet	Main	7`9" x 5`8"
5pc Ensuite bath	Main	10`11" x 8`11"	Bedroom	Main	11`5" x 10`5"
Walk-In Closet	Main	8`9" x 5`7"	3pc Ensuite bath	Main	9`11" x 4`11"
2pc Bathroom	Main	7`9" x 3`0"	Balcony	Main	23`2" x 6`1"
Laundry	Main	8`9" x 5`6"			

Condo Fee:
\$940

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1811667**

Remarks

Pub Rmks: **Wonderful opportunity to live in a one of a kind boutique building consisting of only 13 condos total in a five storey concrete and steel luxury building set on the banks of Prince's Island, Eau Claire and the Bow River. This unique boutique style property is nothing like anything else available in Calgary. With only 13 homes total, you are offered exclusivity, privacy, neighbours who are of similar lifestyles and expectations of superior quality and maintenance.. This second floor beauty with a huge patio is a graciously sized 2 bedroom, with 2.5 bathrooms. This brand new, never been lived in condo has everything your new home awaits with Subzero and Wolf appliances, side x side laundry and of course 2 side x side heated underground parking stalls and separate storage locker. Come by and finally see what you've been waiting to find!**

Inclusions: **2 side by side underground parking Stalls and one enclosed room secured storage locker**

Property Listed By: **Century 21 Bamber Realty LTD.**

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

