



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 2 Street #608, Calgary T2P 0S7**

MLS® #: **A2175640**      Area: **Chinatown**      Listing Date: **10/31/24**      List Price: **\$540,000**  
 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: **818**  
 Low Sqft:  
 Ttl Sqft: **818**

DOM

**20**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat:  
 Park Feat: **Assigned,Secured,Underground**

Utilities and Features

Roof: **Rubber**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete,Metal Frame**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Microwave Hood Fan,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`0" x 8`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 10`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`11" x 9`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 7`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`3" x 12`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`6" x 9`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$754**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1512556**

Remarks

Pub Rmks: **Discover the epitome of luxury in this stunning two-bedroom, two-bathroom condo located in the prestigious Outlook at Waterfront. This immaculate, air-conditioned unit is move-in ready and features fresh new paint throughout, enhancing its modern charm while boasting breathtaking views of the Bow River and downtown Calgary. As you enter, floor-to-ceiling windows flood the space with natural light, creating an inviting and airy atmosphere. The chef's kitchen features stainless steel appliances, a gas range, ample cabinetry, a large center island with quartz countertops, and a stylish designer tile backsplash. The open concept design seamlessly connects the kitchen to a generous great room and dining area, perfect for entertaining. Step out onto the extra-large east-facing balcony to enjoy serene river and city views. The primary bedroom offers a bright retreat with a large three-piece ensuite and a walkthrough closet with custom built-ins. A second spacious bedroom and a four-piece main bathroom with a soaker tub provide added comfort. This unit includes two assigned parking stalls conveniently located near the elevator and boasts a secure, amenity-rich complex. Enjoy concierge service, a fitness center, yoga studio, indoor whirlpool, movie theatre, social lounge, outdoor courtyard, and car wash bay. Situated at the edge of downtown Calgary, this condo offers easy access to walking paths along the river, top-notch restaurants, and the beautiful Prince's Island Park, just a two-minute stroll away. Experience elegant living at its finest in this south-facing corner unit. Whether you're a professional couple, investor, or small family, this condo combines luxury, comfort, and practicality. Don't miss out on this exceptional opportunity—schedule your viewing today!**

Inclusions: **N/A**  
Property Listed By: **Top Producer Realty and Property Management**

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









