



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**333 RIVERFRONT Avenue #449, Calgary T2G 5R1**

MLS® #: **A2175873**

Area: **Downtown East  
Village**

Listing Date: **11/01/24**

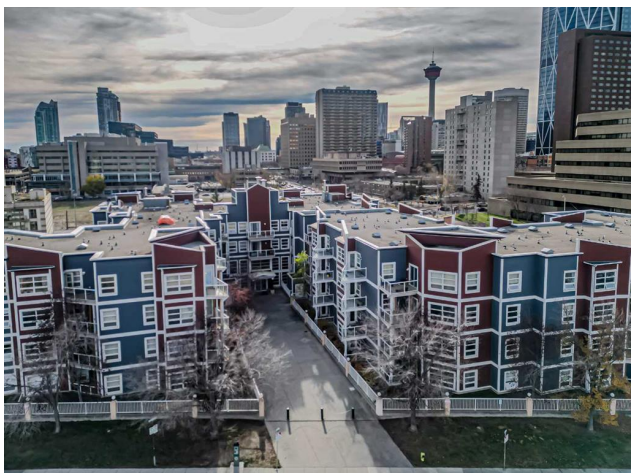
List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
City/Town: **Calgary**  
Year Built: **2000**

Finished Floor Area

Abv Sqft: **909**  
Low Sqft:  
Ttl Sqft: **909**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**82**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

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

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Courtyard, Playground**

Construction: **Stucco, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**  
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>17`0" x 21`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`2" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 11`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`1" x 14`1"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 7`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`9" x 8`4"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$810**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-ET**

Legal Desc: **0013189**

Remarks

Pub Rmks: **Highlights: New Paint, New Flooring and New Appliances!! Located in the center of Calgary's bustling downtown, this TOP FLOOR UNIT is a magnificent haven where contemporary living and urban conveniences coexist. An excellent value for the money! You'll be welcomed by a pleasant, open floor plan with nine-foot ceilings that enhance the feeling of light and space, making it a welcoming location for entertainment and leisure. After a long day, the kitchen and dining areas provide a comfortable space to relax. The apartment has two bedrooms, two bathrooms, and a convenient laundry area. Enjoy your morning coffee, evening cocktail, or summertime barbecues by stepping out onto your private balcony. There is one underground parking space included with the property. With a Superstore only a short stroll away, convenience is right at your door. Just a short distance from your front door, you can explore the grandeur of the Bow Valley River or enjoy the many local facilities, like the LRT, YMCA, Bow Valley College, Princess Island Park, Chinatown, Eau Claire Market, and a variety of eateries and retail establishments. Being in the center of downtown Calgary is a terrific location for an investor or for someone looking to buy a house!**

Inclusions: **None**  
Property Listed By: **Exa Realty**

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





