



THE
A-TEAM

**RE/MAX
FIRST**

118 WATERFRONT Court #502, Calgary T2P 1K8

MLS® #: **A2176118**

Area: **Chinatown**

Listing Date: **11/03/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **771**

Low Sqft:

Ttl Sqft: **771**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

80

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Flat Torch Membrane**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Concrete,Metal Frame,Stone,Stucco

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Gas Stove,Microwave,Range Hood,Refrigerator**

Int Feat: **Granite Counters,No Animal Home,No Smoking Home**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 8`4"	Kitchen	Main	11`10" x 8`6"
Dining Room	Main	11`10" x 6`8"	Laundry	Main	3`1" x 2`11"
Foyer	Main	5`4" x 4`8"	Balcony	Main	13`6" x 5`8"
Bedroom - Primary	Main	11`2" x 11`2"	Bedroom	Main	11`0" x 9`0"
3pc Ensuite bath	Main	8`8" x 4`11"	4pc Bathroom	Main	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$526

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc:

1811668;271

Remarks

Pub Rmks:

Open House this Saturday Nov. 16th, 12:00-4:00. Imagine waking up in the morning to a stream of sunlight, greeting the sunrise from your balcony and hearing the sounds of the peaceful river at your feet with your morning coffee...Welcome to #502 118 Waterfront Court where you can make this your daily reality. Surrounded by miles of butter smooth walking and biking paths at your doorstep, take a stroll down your block to enjoy some popular cafes, shops and restaurants nearby. This unit comes with 2 good sized bedrooms and 2 Full Bathrooms at 770sq feet. Enjoy the convenience of elegant built-in stainless steel appliances, quartz counter tops, in suite laundry, a heated and secured underground heated parking spot as well as your own dedicated storage locker space. In addition, building amenities include a sauna, a hot tub, and well-equipped fitness room and an exceptional party room/business space to utilize for your private meetings. Book Your Showing in Today!

Inclusions:

window coverings

Property Listed By:

Royal LePage Solutions

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









