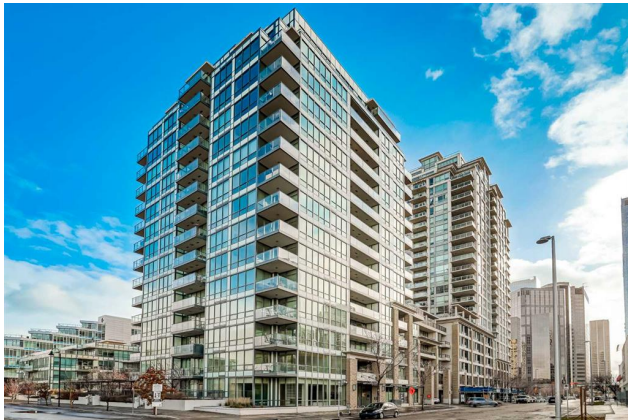


128 2 Street #307, Calgary T2P 0S7

MLS®#: **A2177941** Area: **Chinatown** Listing **11/07/24** List Price: **\$285,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Finished Floor Area
 Abv Sqft: **438**
 Low Sqft:
 Ttl Sqft: **438**

DOM

14
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Central, Forced Air**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11' 11" x 7' 8"	Kitchen	Main	14' 7" x 6' 4"
Dining Room	Main	7' 4" x 4' 8"	Bedroom - Primary	Main	11' 3" x 8' 10"
4pc Bathroom	Main	8' 3" x 4' 11"			

Legal/Tax/Financial

Condo Fee: **\$419** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: 1512556

Remarks

Pub Rmks: **Discover an exclusive opportunity in the heart of downtown—a flexible, open-concept space that redefines urban living. This stylish apartment is more than just a home; it's a lifestyle choice that combines convenience, comfort, and an unmatched location. Perfect as a starter home, an investment property, or even a chic retreat for out-of-town guests, this unit is as versatile as it is appealing. Situated within walking distance of Prince's Island Park, the Bow River, restaurants, public transit, and prime shopping spots, this apartment places the best of downtown at your doorstep. This space blends luxury with modern functionality, featuring laminated flooring throughout, quartz countertops, high-end stainless steel appliances, and a gas cooktop. The tiled bathroom and in-suite laundry add convenience to everyday living. At the same time, the generous balcony with a BBQ gas hookup provides a perfect spot for morning coffee or evening relaxation. The building offers top-notch amenities, including 24-hour concierge and security, a large gym, hot tub, pool table, guest suite, and underground visitor parking, ensuring your safety and peace of mind. With an underground parking stall and storage locker, you'll experience secure, hassle-free living. Imagine this as your personal downtown suite, a space that combines a luxury hotel's convenience with a home's privacy. The flexible layout offers endless possibilities—whether as a full-time residence, a chic landing spot after a night out, or an ideal space for hosting in style. With proximity to parks, playgrounds, and major roads, this property invites anyone looking to embrace the best of urban living with a touch of luxury.**

Inclusions:
Property Listed By: **Table
eXp Realty**

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

