

205 RIVERFRONT Avenue #808, Calgary T2P 5K4

MLS®#: **A2179276** Area: **Chinatown** Listing Date: **11/15/24** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Finished Floor Area

Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

DOM

6
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	16`6" x 12`8"	Bedroom	Main	11`4" x 10`9"
3pc Bathroom	Main	5`7" x 6`11"	4pc Ensuite bath	Main	7`6" x 5`11"
Dining Room	Main	13`9" x 10`4"	Foyer	Main	10`2" x 7`2"
Kitchen	Main	11`5" x 7`10"	Living Room	Main	12`5" x 13`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$675

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0112416

Remarks

Pub Rmks: **This spacious corner unit features floor-to-ceiling windows that showcase breathtaking views of the Bow River and downtown skyline. The open-concept design boasts 9-foot ceilings and elegant hardwood floors, creating a bright and sophisticated living space. The central kitchen is equipped with a convenient eating bar, modern stainless steel appliances, and numerous recent upgrades, including quartz countertops, a new backsplash with built-in niches, and solar-powered smart blinds. The living room exudes warmth with a cozy gas fireplace, built-in shelving, and access to a large private balcony. The primary bedroom offers a walk-in closet and an ensuite bathroom, while the second generously sized bedroom is located on the opposite side of the unit for added privacy, with convenient access to the second bathroom. Additional features include knockdown ceilings, pot lights throughout, air conditioning, in-suite laundry with extra storage, and heated underground parking for one vehicle. Located in a prime area, this unit is just steps away from the Bow River, Eau Claire, and the city center. You'll enjoy easy access to restaurants, bars, entertainment venues, theatres, museums, Chinatown, East Village, transit/LRT, and more—all within walking distance.**

Inclusions: N/A
Property Listed By: CIR Realty

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





