



THE
A-TEAM

**RE/MAX
FIRST**

205 RIVERFRONT Avenue #606, Calgary T2P5K4

MLS®#: **A2179514**

Area: **Chinatown**

Listing Date: **11/18/24**

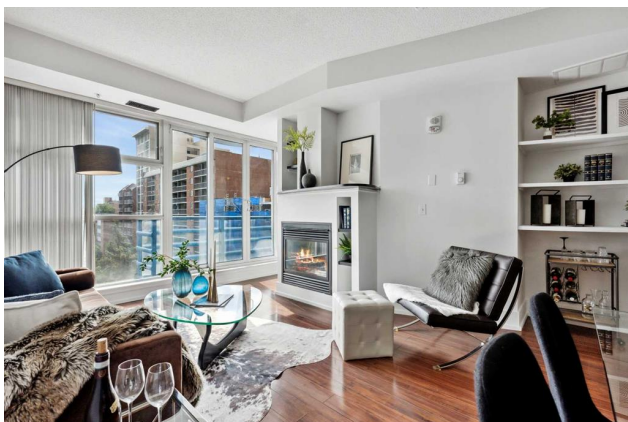
List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **793**
Low Sqft:
Ttl Sqft: **793**

DOM

15
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

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

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Oven,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 10`1"	Kitchen	Main	10`0" x 9`9"
Dining Room	Main	10`0" x 7`7"	Bedroom - Primary	Main	11`11" x 10`1"
Walk-In Closet	Main	7`0" x 3`11"	4pc Ensuite bath	Main	9`11" x 6`8"
Foyer	Main	7`11" x 5`3"	Den	Main	9`5" x 6`10"
Laundry	Main	6`3" x 6`2"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$625

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0112416

Remarks

Pub Rmks: **** Open House, Sunday, November 24, 1-3pm ** Wake up with breathtaking views and the vibrant lifestyle of riverside living! This 6th-floor condo, steps from the Eau Claire river pathways, offers unobstructed vistas of the Centre Street Bridge and Bow River, with an east-facing orientation that floods the home with beautiful morning light. Spanning 793 sq ft, this spacious 1-bedroom plus den/office unit features 9-ft ceilings that enhance the open, airy feel. The primary suite is a true retreat, complete with a walk-in closet and a 4-piece ensuite bath. Hard flooring throughout, a cozy gas fireplace, and sliding French doors leading to a private balcony elevate the living space. The wrap-around kitchen combines function and style with stainless steel appliances, an eat-up bar, and ample counter space. Additional conveniences include in-suite laundry, a storage room, a secure single underground parking stall, and a prime location near river pathways and downtown Calgary. Don't miss the chance to own this exceptional property with unbeatable views and a premium lifestyle. Call today to book your private viewing!**

Inclusions: N/A
Property Listed By: Real Broker

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



