



THE
A-TEAM

**RE/MAX
FIRST**

128 2 AVE SE #406, Calgary T2G 5J5

MLS®#: **A2181949**

Area: **Chinatown**

Listing Date: **12/03/24**

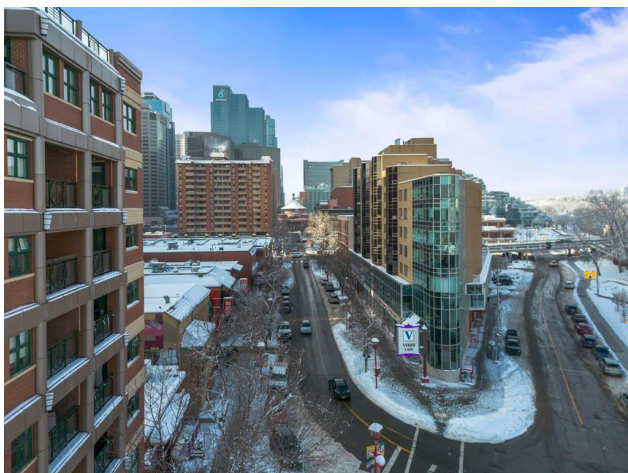
List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1990**

Finished Floor Area

Abv Sqft: **1,196**
Low Sqft:
Ttl Sqft: **1,196**

DOM

49
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat:
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`10" x 8`7"	Dining Room	Main	14`1" x 10`9"
Bedroom - Primary	Main	8`8" x 12`8"	3pc Bathroom	Main	4`11" x 12`5"
Bedroom	Main	7`10" x 12`9"	Living Room	Main	19`11" x 13`1"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$891

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: **9012335**

Remarks

Pub Rmks: **Welcome to Hong Kong Plaza, an iconic building situated on Riverfront Ave, offering breathtaking, unobstructed views of the Bow River and surrounding paths. This unit features vinyl plank flooring throughout, fresh paint, stylish window coverings, a modernized bathroom, an updated kitchen with new black stainless steel appliances, elegant décor, shelving, closet organizers, and contemporary light fixtures. This inviting end-unit condo boasts over 1,000 square feet of living space, providing ample room for relaxation at the end of your day. A spacious front entrance welcomes you, leading to the den and the updated kitchen, complete with new cabinets, countertops, and appliances. Adjacent to the kitchen is a bright dining area that can also serve as a secondary workspace, flooded with natural light. You'll find two generously sized bedrooms and a three-piece bathroom featuring a custom stand-up shower, a stylish vessel sink, and a convenient makeup counter. Just down the hall, there's a handy in-suite laundry room for your convenience. The main living area welcomes you with expansive windows that offer stunning views of the Bow River, Centre Street Bridge, East Village, and Downtown. The panoramic windows wrap around the living space, creating a truly remarkable atmosphere. Don't miss your chance to call this place your home! Book your viewing today!**

Inclusions: **DISHWASHER, DRYER, WASHER, ELECTRIC STOVE, RANGE HOOD, REFRIGERATOR**

Property Listed By: **Century 21 Bravo Realty**

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

