



THE
A-TEAM

**RE/MAX
FIRST**

110 7 Street #801, Calgary T2P 5M9

MLS® #: **A2182346** Area: **Eau Claire** Listing Date: **12/06/24** List Price: **\$1,099,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,919**
 Low Sqft:
 Ttl Sqft: **1,919**

DOM

15
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Street Lighting, Views**
 Park Feat: **Parkade, Titled, Underground**

Utilities and Features

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

Construction: **Brick, Concrete, Stone**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	26`1" x 17`6"	Kitchen	Main	14`6" x 11`0"
Dining Room	Main	12`6" x 11`6"	Bedroom - Primary	Main	14`0" x 13`8"
5pc Ensuite bath	Main	11`11" x 10`6"	Bedroom	Main	19`0" x 10`3"
Foyer	Main	8`8" x 8`8"	Office	Main	12`8" x 10`0"
Laundry	Main	10`11" x 5`6"	3pc Bathroom	Main	9`0" x 6`8"
Balcony	Main	12`0" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$1,998

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0313160**

Remarks

Pub Rmks: **Welcome to this luxurious executive air-conditioned condo located in the prestigious LaCaille Parke Place. Spectacular views of the Bow River and Mountains. Walking into the unit you are met with a very bright and open plan with 9 foot ceilings and full length windows. The gourmet kitchen comes equipped with a breakfast eating bar, granite countertops and stainless-steel appliances. The kitchen opens to a large formal dining room and spacious great room with a cozy gas fireplace. The den area with built- ins is perfect for an office area with a door leading out to a large West facing deck. The large master bedroom has an impressive walk-in closet with built-ins as well as a luxurious 5-piece spa like ensuite with jetted tub and large shower. The good sized second bedroom has large windows throughout that boast views of the Bow River. The unit also has a convenient laundry room with built-ins. This unit comes with 2 titled indoor heated parking stalls and an assigned storage locker. The parkade comes well equipped with a wash bay for convenience. The prestigious LaCaille Parke Place building is very well taken care of and has a concierge service 7 days a week. Steps from walking paths and Bow River and walking distance to downtown, transportation and amenities! Pride of ownership shown throughout. Ideal for the professional or empty nester. Exceptional Value!**

Inclusions: **Refrigerator, Stove, Oven-Built-in, Dishwasher, Microwave Hood Fan, All Window Coverings, Garage Door Opener with Control(s)**

Property Listed By: **Greater Property Group**

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









