



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**205 RIVERFRONT Avenue #401, Calgary T2P 5K4**

MLS® #: **A2187827**

Area: **Chinatown**

Listing Date: **01/17/25**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,028**

Low Sqft:

Ttl Sqft: **1,028**

DOM

**5**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**No Neighbours Behind  
Stall, Titled, Underground**

Utilities and Features

Roof:  
Heating: **Fan Coil**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Washer**  
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 11`8"	Kitchen	Main	11`6" x 8`1"
Dining Room	Main	10`3" x 8`4"	Bedroom - Primary	Main	11`4" x 10`0"
Bedroom	Main	12`10" x 8`4"	4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	

Legal/Tax/Financial

Condo Fee:  
**\$836**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **0112416**

Remarks

Pub Rmks: **Welcome to this exceptional corner unit located in the heart of downtown Calgary. This spacious 2-bedroom, 2-bathroom condo offers over 1,000 Sq Ft of living space, with stunning floor-to-ceiling windows that fill the home with natural light and provide beautiful downtown views. Ideally situated just steps from the Bow River and right across Sien Lok Park, this unit is perfect for those seeking a vibrant urban lifestyle. Imagine stepping outside and enjoying a leisurely walk along the scenic Bow River, right at your doorstep. Being in the heart of downtown, this condo is close to everything! It's just a 16-minute walk or 7-minute drive to CORE Shopping Center, a 4-minute drive or 15-minute walk to Superstore, and only an 8-minute walk to Prince's Island Park. The open-concept Living and Dining areas feature high ceilings, hardwood flooring, and a cozy gas fireplace. The modern Kitchen boasts stainless steel appliances, granite countertops, and a convenient breakfast bar. The Primary Bedroom includes a spacious walk-thru closet and a 4-piece ensuite bathroom with granite countertop, while the second bedroom is perfect for guests or a home office. A dedicated laundry room with storage spaces adds to the practicality of the layout. Step outside to a large, private balcony, perfect for relaxing or entertaining. This unit also includes secure underground Titled parking and air conditioning for year-round comfort. With its unbeatable location near office buildings, parks, shopping, dining, and walking paths, this condo combines convenience, comfort, and lifestyle. Don't miss the opportunity to make this exceptional property your new home—schedule your viewing today!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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







