



THE
A-TEAM

**RE/MAX
FIRST**

205 RIVERFRONT Avenue #812, Calgary T2P 5K4

MLS® #: **A2188556**

Area: **Chinatown**

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

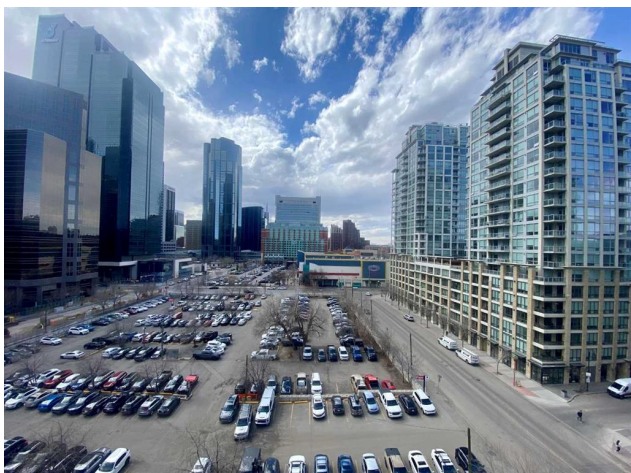
List Price: **\$249,000**

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: **656**
Low Sqft:
Ttl Sqft: **656**

DOM

4
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Track Lighting,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	26`0" x 13`6"	Bedroom - Primary	Main	15`0" x 9`3"
Den	Main	10`0" x 8`0"	Storage	Main	5`0" x 4`6"
4pc Bathroom	Main	10`3" x 6`0"			

Legal/Tax/Financial

Condo Fee:
\$525

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0112416**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY JANUARY 19TH 2:00 - 4:00 PM. Great Condo with West Views of the Eau Claire market area and situated just one block from the Bow River and incredible pathways. This one bedroom and bathroom features in suite storage and Laundry. The condo is on the 8th floor and offers open views of downtown to the west. There is a full width balcony to enjoy the outdoor space. The unit comes with a titled underground parking stall. The kitchen features a breakfast bar and open concept which is great for entertaining. You are only 2-3 blocks to the largest Oil and Gas companies in downtown Calgary. Great restaurants and shops that Calgary's downtown core offers a unique and cosmopolitan lifestyle. View this Condo today.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Professionals**

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

