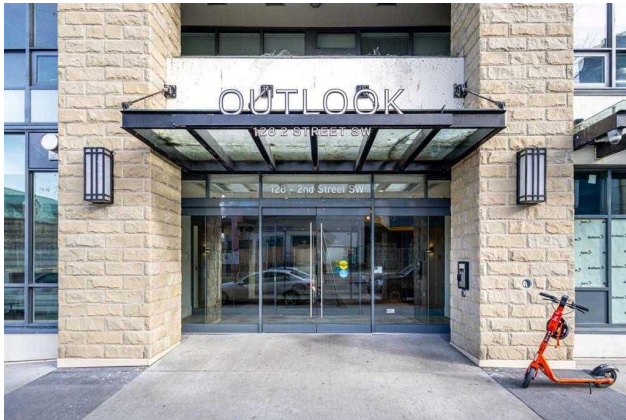


128 2 Street #1103, Calgary T2P 4V9

MLS®#: **A2196240** Area: **Chinatown** Listing **02/21/25** List Price: **\$365,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 27-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade**

Finished Floor Area

Abv Sqft: **484**
 Low Sqft:
 Ttl Sqft: **484**

DOM

41
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete**
 Heating: **Central** Flooring: **Laminate, Tile**
 Sewer: Ext Feat: **Balcony, Courtyard, Garden, Lighting** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Built-in Features, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|-----------------------|--------------------------|-------------|-------------------------|
| 4pc Bathroom | Main | 7' 7" x 5' 0" | Living Room | Main | 14' 0" x 10' 10" |
| Laundry | Main | 2' 11" x 2' 6" | Bedroom - Primary | Main | 12' 2" x 8' 10" |
| Kitchen | Main | 11' 1" x 8' 8" | | | |

Legal/Tax/Financial

Condo Fee: **\$468** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

1512556

Monthly

Remarks

Pub Rmks: **Experience modern urban living in this stylish downtown apartment. Featuring an open-concept design, quartz countertops, stainless steel appliances, and a gas cooktop, this space blends luxury with functionality. Enjoy a tiled bathroom, in-suite laundry, and a spacious balcony with a BBQ hookup. Ideally located near Prince's Island Park, the Bow River, top restaurants, transit, and shopping, this unit offers unmatched convenience. Perfect as a starter home, investment, or chic retreat. The building boasts premium amenities, including 24-hour concierge, a gym, hot tub, pool table, guest suite, and secure underground parking with a storage locker. Live effortlessly in a space that combines hotel-style convenience with home-like comfort.**

Inclusions: **All furniture in the unit are included except the wardrobe in the Master bedroom.**
Property Listed By: **Grand Realty**

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

