

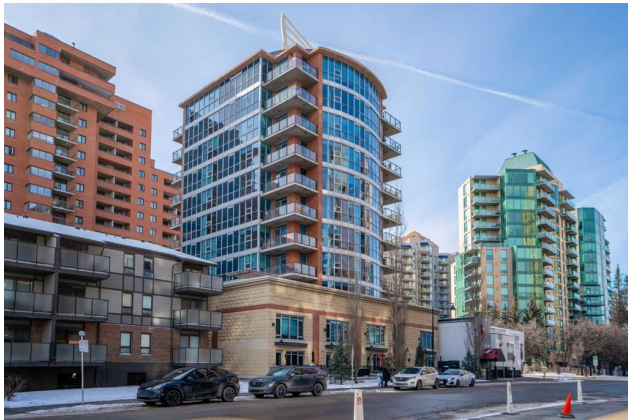


THE
A-TEAM

**RE/MAX
FIRST**

735 2 Avenue #1001, Calgary T2P 0E4

MLS®#: **A2196627** Area: **Eau Claire** Listing Date: **02/25/25** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**

Finished Floor Area
 Abv Sqft: **1,214**
 Low Sqft:
 Ttl Sqft: **1,214**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 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**

Utilities and Features

Roof:
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete**
 Flooring: **Carpet,Cork**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$1,100**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **1011462**

Remarks

Pub Rmks:

Welcome to your new home at The Oscar, a fabulous two-bedroom, two-bath executive-level condo that perfectly blends modern design with urban convenience! Step into a bright and spacious living space where floor-to-ceiling windows fill every room with natural light. The open-concept floor plan is designed for comfortable living and stylish entertaining. A beautiful natural stone feature wall graces the living room and the ensuite bathroom, creating a striking aesthetic that sets the tone for the entire home. The spacious kitchen has a large island featuring solid butcher block countertops, stainless steel appliances, and a gas stove. The kitchen overlooks the living and dining areas, offering river and downtown views. The primary bedroom boasts a large 5-piece spa-style ensuite and a generous walk-in closet—your private sanctuary for relaxation. Sip your morning coffee while taking in stunning downtown views from your NE-facing balcony. A well-proportioned second bedroom, a 4-piece guest bath, in-suite laundry, titled underground parking and a large assigned storage unit complete this fantastic package. This condo offers the ultimate convenience and lifestyle, just a short walk to countless amenities, including restaurants, river pathways, and public transit. Schedule your viewing today and experience the perfect blend of luxury and location!

Inclusions:

None

Property Listed By:

RE/MAX First

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









