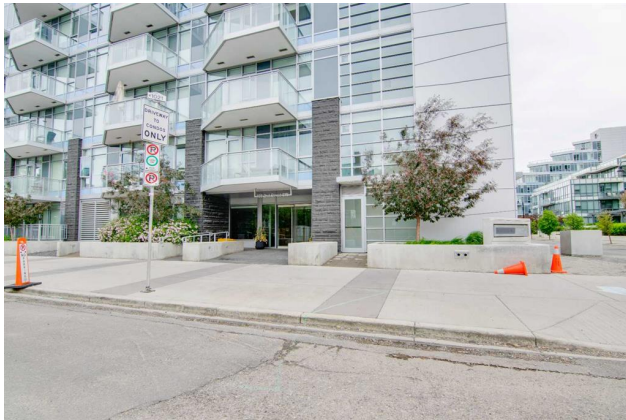


**108 2 Street #509, Calgary T2P 4R5**

MLS® #: **A2197598** Area: **Chinatown** Listing Date: **03/01/25** List Price: **\$485,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2018**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **808**  
 Low Sqft:  
 Ttl Sqft: **808**

DOM

**13**  
Layout  
 Beds: **2 ( 2 )**  
 Baths: **2.0 ( 2 0 )**  
 Style: **Apartment-Loft/Bachelor/Studio**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Storage**  
 Construction: **Concrete,Metal Siding**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`10" x 8`9"	Bedroom - Primary	Main	10`7" x 9`0"
4pc Bathroom	Main	8`3" x 5`9"	Other	Main	15`8" x 3`5"
Kitchen	Main	12`11" x 8`4"	Bedroom	Main	10`7" x 10`0"
3pc Ensuite bath	Lower	8`0" x 5`6"			

Legal/Tax/Financial

Condo Fee: **\$676** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1810567**

Remarks

Pub Rmks: **Experience unparalleled luxury in this stunning corner unit condo by the Bow River! This exceptional 2- bedroom, 2- bathroom residence , situated on the 5th floor, boasts expansive windows, bathing the space in natural light and offering breathtaking balcony views. The well-appointed interior features laminate and tile flooring, a spacious living and dining area, and a gourmet kitchen complete with built-in oven and microwave, countertop gas stove, stainless steel appliances, and quartz countertops. The primary suit is a serene retreat with a walk-in closet and a luxurious 3-piece ensuite. An additional 4-piece bathroom and a discreetly tucked-away washer and dryer add to the convenience. Ample closet space ensures plenty of storage. The condo prime location is just steps from Princes Island Park, downtown, and an array of pathways, shops, and restaurants. Enjoy the added benefits of underground parking, a storage locker, concierge services, a fitness center, and a lounge room. Don't miss this opportunity to own a truly one-of-a-kind property that combines exceptional appointments, abundant natural lights, and an unbeatable location next to the NEW metro station.**

Inclusions: **N/A**  
Property Listed By: **KT Capital Realty Inc.**

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





