

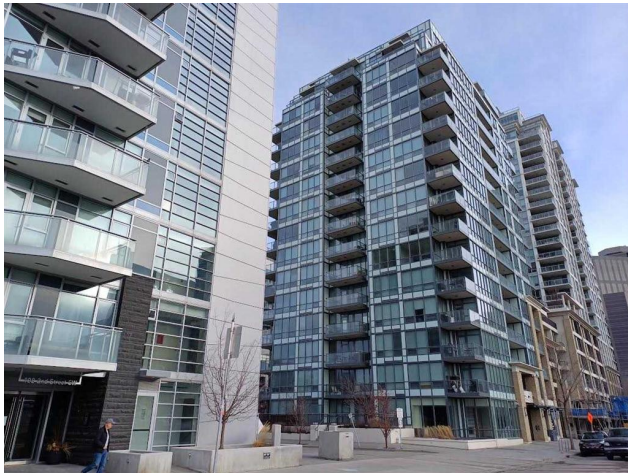


THE
A-TEAM

**RE/MAX
FIRST**

128 2 Street #309, Calgary T2P0S7

MLS® #: **A2198944** Area: **Chinatown** Listing Date: **03/10/25** List Price: **\$282,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **452**
 Low Sqft:
 Ttl Sqft: **452**

DOM

26
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

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

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Central,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`0" x 7`11"	Bedroom	Main	10`0" x 7`5"
Living Room	Main	11`8" x 7`11"	4pc Bathroom	Main	4`9" x 7`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$446

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 1512556

Remarks

Pub Rmks: **One of a kind amazing downtown location in Prestigious Eau Claire! This delightful and cozy one bedroom condo is only steps from Beautify Prince's Island Park and the Bow River. The nearby scenic riverfront offers kilometers of walking and bike trails. Close by are shopping centres, public transit, fine restaurants and bars and midtown entertainment. There is a planned LRT station across from the building. The buzzing Kensington area is within walking distance. The unit offers floor-to-ceiling windows and open concept floor Plan, with a gorgeous and serene garden view. The kitchen features all stainless steel appliances, gleaming quartz countertop and gas cooktop. There's the convenience of In-suit laundry. This upscale complex offers over 6000 square feet of common amenity space, including a fully equipped fitness center, hot tub, sauna, private owner lounge, pool table, yoga room, and theatre. There's also visitor parking and guest suits for rent when guests come over.**

Inclusions: **Island-type Quartz table**
Property Listed By: **Diamond Realty & Associates LTD.**

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





