



\$ 249,800.00

## 406 128 2 AVENUE SE CALGARY

<https://paulbrinton.com>

Keep going, keep going, keep going, you will be surprised by the unobstructed Bow River view through this 68 feet long unit. Ample natural light makes this spacious 1100 sq/ft home always full of brightness & happiness. This amazing location just perfect for downtown living and work, all in walking...

- 2 beds
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** High-Rise (5+)

**MLS ® #:** A1151891

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Year built:** 1990

**Parking:** Enclosed, Stall, Titled

**Post Updated:** 2021-11-24 17:06:13

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 10/10/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:**

Elevator(s),Parking,Snow Removal

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** Vacuum

**Lot Features:** Backs on to Park/Green  
Space,Corner

Lot,Creek/River/Stream/Pond,Street

Lighting,Underground Sprinklers,Waterfront

**Heating Type:** Baseboard,Hot Water,Natural  
Gas

**Flooring:** Ceramic Tile,Laminate

**Community Features:**

Park,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** None

**Cooling:** Other

**Interior Features:** Built-in Features,Closet  
Organizers,Elevator,No Animal Home,No  
Smoking Home,Open Floorplan,Pantry,Stone  
Counters

**Roof Type:** Membrane



## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** DC (pre 1P2007)

**List Price Square Foot:** \$ 226.98

**Photo Count:** 27

**Unit Exposure:** S

**Construction Materials:** Brick,Concrete,See  
Remarks

**Section:** 15

**Suite:** No

**Appliances:** Dryer,Electric Oven,Electric  
Range,Electric Stove,Garage  
Control(s),Instant Hot  
Water,Microwave,Refrigerator,Window  
Coverings

**Subdivision Name:** Chinatown

**Restrictions:** Easement Registered On  
Title,Encroachment

**Laundry features:** In Unit, Laundry Room,  
Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

**Unit Number:** 406

**Range:** 1

**Foundation:** Poured Concrete

**Living Area SF:** 1100.54

**Structure Type:** High Rise (5+ stories)

