

Lily Chan
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 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 09/05/20 at 7:04 pm

Status is 'Active' Status is 'Sold' Status Contractual Search Date is 01/01/2020+ Property Type is 'Residential' Latitude, Longitude is around 51.05, -114.07 Current Price is 350000 or less

Residential

Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1012561	A	205 RIVERFRONT Avenue #512	1	1	0	2001	657	0.00	\$239,900	\$365.14	53
2	C4285305	A	222 RIVERFRONT Avenue #353	1	1	0	2010	450		\$259,900	\$577.56	211
3	A1020549	A	205 RIVERFRONT Avenue #509	2	1	0	2000	813		\$292,000	\$359.16	31
4	A1026750	A	108 WATERFRONT Court #501	1	1	0	2019	527	1.82	\$298,000	\$565.14	12
5	C4285408	A	138 Waterfront Court #506	1	1	0	2018	526		\$323,900	\$615.78	211
6	C4292539	A	108 2 Street #204	1	1	0	2018	604		\$329,900	\$546.19	157
7	A1026032	A	222 RIVERFRONT Avenue #1216	1	1	0	2010	616		\$339,000	\$550.70	15
8	A1015687	A	222 RIVERFRONT Avenue #1516	1	1	0	2011	620		\$348,000	\$561.29	45

Active Listings Summary

# LISTINGS: 8	Medians:	1	1	0		610	0.91	\$310,950	\$556.00			49
	Minimums:	1	1	0		450.00	0.00	\$239,900	\$359.16			12
	Maximums:	2	1	0		813	1.82	\$348,000	\$359.16			211
	Averages:	1	1	0		601.61	0.91	\$303,825	\$517.62			92

Sold Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
1	C4287097	S	222 RIVERFRONT Avenue #549	1	1	0	2010	477		\$264,900	\$555.35	\$536.69	97%	\$256,000	3/13/20	25
2	C4293496	S	222 Riverfront Avenue #346	1	1	0	2010	450		\$264,800	\$588.44	\$572.22	97%	\$257,500	4/21/20	6
3	C4299432	S	128 2 Street #1307	1	1	0	2015	422		\$274,800	\$651.18	\$627.96	96%	\$265,000	6/22/20	23
4	C4275768	S	222 RIVERFRONT Avenue #548	1	1	0	2010	538		\$279,900	\$520.26	\$506.51	97%	\$272,500	2/22/20	101
5	C4299117	S	222 RIVERFRONT Avenue #1018	1	1	0	2010	525		\$299,000	\$569.52	\$533.33	94%	\$280,000	7/15/20	46
6	C4280011	S	108 WATERFRONT Court #401	1	1	0	2019	522		\$289,900	\$555.36	\$538.31	97%	\$281,000	1/28/20	21

This is an opinion of value or Comparative Market Analysis and should not be considered an appraisal . In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation .

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CMA Summary

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Listings as of 09/05/20 at 7:04 pm

Residential

Sold Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	SP/SF	SP/LP	Sold Price	Sold Date	DOM
7	C4290257	S	108 Waterfront Court #306	1	1	0	2019	504		\$319,900	\$634.72	\$624.79	98%	\$314,895	3/25/20	19
8	C4301606	S	51 WATERFRONT Mews #114	1	1	0	2015	602		\$339,000	\$563.12	\$539.87	96%	\$325,000	7/31/20	50
9	C4275722	S	222 Riverfront Avenue #918	1	1	0	2012	542		\$339,900	\$627.12	\$601.94	96%	\$326,250	3/8/20	115
10	C4282000	S	118 Waterfront Court #204	1	1	0	2019	520		\$341,900	\$657.50	\$650.96	99%	\$338,500	2/29/20	43

Sold Listings Summary

# LISTINGS: 10	Medians:	1	1	0		521		\$294,450	\$578.98	556.04	97%	\$280,500		34
	Minimums:	1	1	0		422.00		\$264,800	\$520.26	506.51	94%	\$256,000		6
	Maximums:	1	1	0		602		\$341,900	\$520.26	650.96	99%	\$338,500		115
	Averages:	1	1	0		510.20		\$301,400	\$592.26	573.26	97%	\$291,665		45

Quick Statistics (18 Listings Total)

	Min	Max	Average	Median
List Price	\$239,900	\$348,000	\$302,478	\$298,500
Sold Price	\$256,000	\$338,500	\$291,665	\$280,500



#512 205 RIVERFRONT Avenue
SW

MLS®# A1012561
Status Active
Community Chinatown
City Calgary
Type Apartment
Style
FI Area 657 SF/61.0 SM
Year Built 2001
Bedrooms 1
Full Baths 1
Half Baths 0
Fpl 0
Flooring Ceramic Tile, Hardwood

Construction Brick, Concrete
Foundation Poured Concrete
Basement

Roof Tar/Gravel
Parking Indoor, Parkade, Heated Garage, Underground
Exterior Balcony
Int Features Breakfast Bar, Laminate Counters, Open Floorplan, Storage, Track Lighting

Lot Size SF
Lot Dim Info
Pending Date
Sold Date
List Price \$239,900
Sold Price
ListPr/SqFt \$365.14
Sold Pr/SqFt
SP/LP Ratio
DOM 53



#353 222 RIVERFRONT Avenue
SW

MLS®# C4285305
Status Active
Community Chinatown
City Calgary
Type Apartment
Style
FI Area 450 SF/41.8 SM
Year Built 2010
Bedrooms 1
Full Baths 1
Half Baths 0
Fpl 0
Flooring Ceramic Tile, Hardwood

Construction Concrete, Stone

Roof Rubber
Parking Stall, Assigned, Heated Garage, Underground

List Price \$259,900
Sold Price
ListPr/SqFt \$577.56
Sold Pr/SqFt
SP/LP Ratio
DOM 211



#509 205 RIVERFRONT Avenue
SW

MLS®# A1020549
Status Active
Community Chinatown
City Calgary
Type Apartment
Style
FI Area 813 SF/75.5 SM
Year Built 2000
Bedrooms 2
Full Baths 1
Half Baths 0
Fpl 1
Flooring Ceramic Tile

Construction Brick, Concrete, Metal Siding
Foundation Concrete

Roof Rubber
Parking Indoor, Underground

Exterior None
Int Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home

List Price \$292,000
Sold Price
ListPr/SqFt \$359.16
Sold Pr/SqFt
SP/LP Ratio
DOM 31



#501 108 WATERFRONT Court SW

MLS®#	A1026750
Status	Active
Community	Chinatown
City	Calgary
Type	Apartment
Style	High-Rise (5+)
Fl Area	527 SF/49.0 SM
Year Built	2019
# Bedrooms	1
# Full Baths	1
# Half Baths	0
# Fpl	0
Flooring	Laminate
Construction	Concrete, Metal Siding , Stone, Stucco
Foundation	Slab
Basement	None
Roof	Rubber
Parking	Stall, Underground
Exterior	Balcony, Courtyard
Int Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Lot Size SF	79,417.00
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$298,000
Sold Price	
ListPr/SqFt	\$565.14
Sold Pr/SqFt	
SP/LP Ratio	
DOM	12



#506 138 Waterfront Court SW

MLS®#	C4285408
Status	Active
Community	Chinatown
City	Calgary
Type	Apartment
Style	
Fl Area	526 SF/48.9 SM
Year Built	2018
# Bedrooms	1
# Full Baths	1
# Half Baths	0
# Fpl	
Flooring	Laminate
Construction	Concrete, Metal Siding , Stone
Foundation	
Basement	
Roof	Rubber
Parking	Leased, Underground
Exterior	Balcony
Int Features	High Ceilings, No Animal Home, No Smoking Home
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$323,900
Sold Price	
ListPr/SqFt	\$615.78
Sold Pr/SqFt	
SP/LP Ratio	
DOM	211



#204 108 2 Street SW

MLS®#	C4292539
Status	Active
Community	Chinatown
City	Calgary
Type	Apartment
Style	
Fl Area	604 SF/56.1 SM
Year Built	2018
# Bedrooms	1
# Full Baths	1
# Half Baths	0
# Fpl	
Flooring	Ceramic Tile, Laminate
Construction	Brick, Concrete, Metal Siding , Stone, Stucco
Foundation	Poured Concrete
Basement	
Roof	Rubber
Parking	Assigned, Indoor, Parkade, Underground
Exterior	Balcony
Int Features	High Ceilings, No Animal Home, No Smoking Home
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$329,900
Sold Price	
ListPr/SqFt	\$546.19
Sold Pr/SqFt	
SP/LP Ratio	
DOM	157

**#1216 222 RIVERFRONT Avenue****SW**

MLS®#	A1026032
Status	Active
Community	Chinatown
City	Calgary
Type	Apartment
Style	
Fl Area	616 SF/57.2 SM
Year Built	2010
# Bedrooms	1
# Full Baths	1
# Half Baths	0
# Fpl	1
Flooring	Laminate
Construction	Concrete, Stone, Stucco
Foundation	Concrete
Basement	
Roof	Tar/Gravel
Parking	Assigned, Indoor, Parkade, Guest, Secured, Underground
Exterior	Balcony, Courtyard, Storage
Int Features	High Ceilings, Walk-In Closet(s)
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$339,000
Sold Price	
ListPr/SqFt	\$550.70
Sold Pr/SqFt	
SP/LP Ratio	
DOM	15

**#1516 222 RIVERFRONT Avenue****SW**

MLS®#	A1015687
Status	Active
Community	Chinatown
City	Calgary
Type	Apartment
Style	
Fl Area	620 SF/57.6 SM
Year Built	2011
# Bedrooms	1
# Full Baths	1
# Half Baths	0
# Fpl	1
Flooring	Carpet, Ceramic Tile, Hardwood
Construction	Concrete, Stone, Stucco
Foundation	Concrete
Basement	
Roof	Membrane
Parking	Indoor, Underground
Exterior	Balcony, Storage
Int Features	Kitchen Island, No Animal Home, No Smoking Home
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	
List Price	\$348,000
Sold Price	
ListPr/SqFt	\$561.29
Sold Pr/SqFt	
SP/LP Ratio	
DOM	45

**#549 222 RIVERFRONT Avenue****SW**

MLS®#	C4287097
Status	Sold
Community	Chinatown
City	Calgary
Type	Apartment
Style	Single Level Unit
Fl Area	477 SF/44.3 SM
Year Built	2010
# Bedrooms	1
# Full Baths	1
# Half Baths	0
# Fpl	
Flooring	Hardwood
Construction	Concrete, Stone, Stucco
Foundation	
Basement	
Roof	See Remarks
Parking	Assigned, Indoor, Parkade, Underground
Exterior	Balcony
Int Features	No Smoking Home, Sauna, Steam Room
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	03/13/2020
List Price	\$264,900
Sold Price	\$256,000
ListPr/SqFt	\$555.35
Sold Pr/SqFt	\$536.69
SP/LP Ratio	0.97
DOM	25



#346 222 Riverfront Avenue SW

MLS®# C4293496
Status Sold
Community Chinatown
City Calgary
Type Apartment
Style Single Level Unit
Fl Area 450 SF/41.8 SM
Year Built 2010
Bedrooms 1
Full Baths 1
Half Baths 0
Fpl 0
Flooring Hardwood

Construction Concrete, Stone
Foundation Poured Concrete
Basement

Roof Tar/Gravel
Parking Assigned, Indoor, Heated Garage, Underground

Exterior Balcony
Int Features High Ceilings, No Animal Home, No Smoking Home

Lot Size SF
Lot Dim Info
Pending Date
Sold Date 04/21/2020
List Price \$264,800
Sold Price \$257,500
ListPr/SqFt \$588.44
Sold Pr/SqFt \$572.22
SP/LP Ratio 0.97
DOM 6



#1307 128 2 Street SW

MLS®# C4299432
Status Sold
Community Chinatown
City Calgary
Type Apartment
Style Single Level Unit
Fl Area 422 SF/39.2 SM
Year Built 2015
Bedrooms 1
Full Baths 1
Half Baths 0
Fpl 0
Flooring

Construction Concrete, Stone

Roof Rubber
Parking Assigned, Indoor, Parkade, Underground

Exterior
Int Features No Animal Home, No Smoking Home

Sold Date 06/22/2020
List Price \$274,800
Sold Price \$265,000
ListPr/SqFt \$651.18
Sold Pr/SqFt \$627.96
SP/LP Ratio 0.96
DOM 23



#548 222 RIVERFRONT Avenue SW

MLS®# C4275768
Status Sold
Community Chinatown
City Calgary
Type Apartment
Style Single Level Unit
Fl Area 538 SF/50.0 SM
Year Built 2010
Bedrooms 1
Full Baths 1
Half Baths 0
Fpl
Flooring Hardwood, Tile

Construction Concrete, Stone, Stucco

Roof
Parking See Remarks
Exterior Assigned, Indoor, Heated Garage, Underground
Int Features Balcony, Sauna, Steam Room

Sold Date 02/22/2020
List Price \$279,900
Sold Price \$272,500
ListPr/SqFt \$520.26
Sold Pr/SqFt \$506.51
SP/LP Ratio 0.97
DOM 101



#1018 222 RIVERFRONT Avenue
SW

MLS®# C4299117
Status Sold
Community Chinatown
City Calgary
Type Apartment
Style
Fl Area 525 SF/48.8 SM
Year Built 2010
Bedrooms 1
Full Baths 1
Half Baths 0
Fpl 0
Flooring Carpet, Ceramic Tile, Hardwood

Construction Concrete, Stone
Foundation
Basement

Roof Tar/Gravel
Parking Assigned, Indoor

Exterior Balcony
Int Features

Lot Size SF
Lot Dim Info
Pending Date
Sold Date 07/15/2020
List Price \$299,000
Sold Price \$280,000
ListPr/SqFt \$569.52
Sold Pr/SqFt \$533.33
SP/LP Ratio 0.94
DOM 46



#401 108 WATERFRONT Court
SW

MLS®# C4280011
Status Sold
Community Chinatown
City Calgary
Type Apartment
Style Single Level Unit
Fl Area 522 SF/48.5 SM
Year Built 2019
Bedrooms 1
Full Baths 1
Half Baths 0
Flooring Laminate, Tile

Construction Concrete, Metal Siding , Stone
Foundation Poured Concrete

Roof Rubber
Parking Indoor, Leased, Underground

Exterior Balcony
Int Features High Ceilings, No Smoking Home

Lot Size SF
Lot Dim Info
Pending Date
Sold Date 01/28/2020
List Price \$289,900
Sold Price \$281,000
ListPr/SqFt \$555.36
Sold Pr/SqFt \$538.31
SP/LP Ratio 0.97
DOM 21



#306 108 Waterfront Court SW

MLS®# C4290257
Status Sold
Community Chinatown
City Calgary
Type Apartment
Style Single Level Unit
Fl Area 504 SF/46.8 SM
Year Built 2019
Bedrooms 1
Full Baths 1
Half Baths 0
Flooring Ceramic Tile, Laminate

Construction Concrete, Metal Siding , Stone, Stucco
Foundation Poured Concrete

Roof Rubber
Parking Assigned, Indoor

Exterior Balcony
Int Features High Ceilings, No Smoking Home

Lot Size SF
Lot Dim Info
Pending Date
Sold Date 03/25/2020
List Price \$319,900
Sold Price \$314,895
ListPr/SqFt \$634.72
Sold Pr/SqFt \$624.79
SP/LP Ratio 0.98
DOM 19

**#114 51 WATERFRONT Mews SW**

MLS®#	C4301606
Status	Sold
Community	Chinatown
City	Calgary
Type	Apartment
Style	
Fl Area	602 SF/55.9 SM
Year Built	2015
# Bedrooms	1
# Full Baths	1
# Half Baths	0
# Fpl	0
Flooring	Laminate
Construction	Concrete, Stone, Stucco
Foundation	
Basement	
Roof	Rubber
Parking	Assigned, Indoor, Heated Garage, Underground
Exterior	
Int Features	High Ceilings, No Animal Home, No Smoking Home, Steam Room
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	07/31/2020
List Price	\$339,000
Sold Price	\$325,000
ListPr/SqFt	\$563.12
Sold Pr/SqFt	\$539.87
SP/LP Ratio	0.96
DOM	50

**#918 222 Riverfront Avenue SW**

MLS®#	C4275722
Status	Sold
Community	Chinatown
City	Calgary
Type	Apartment
Style	Single Level Unit
Fl Area	542 SF/50.4 SM
Year Built	2012
# Bedrooms	1
# Full Baths	1
# Half Baths	0
Flooring	Carpet, Ceramic Tile, Hardwood
Construction	Concrete, Stone, Stucco
Foundation	
Basement	
Roof	Rubber
Parking	Assigned, Indoor
Exterior	Balcony
Int Features	High Ceilings, No Animal Home, No Smoking Home
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	03/08/2020
List Price	\$339,900
Sold Price	\$326,250
ListPr/SqFt	\$627.12
Sold Pr/SqFt	\$601.94
SP/LP Ratio	0.96
DOM	115

**#204 118 Waterfront Court SW**

MLS®#	C4282000
Status	Sold
Community	Chinatown
City	Calgary
Type	Apartment
Style	Single Level Unit
Fl Area	520 SF/48.3 SM
Year Built	2019
# Bedrooms	1
# Full Baths	1
# Half Baths	0
Flooring	Ceramic Tile, Hardwood
Construction	Concrete, Metal Siding , Stone, Stucco
Foundation	
Basement	
Roof	Rubber
Parking	Assigned, Indoor
Exterior	Balcony
Int Features	High Ceilings, No Smoking Home
Lot Size SF	
Lot Dim Info	
Pending Date	
Sold Date	02/29/2020
List Price	\$341,900
Sold Price	\$338,500
ListPr/SqFt	\$657.50
Sold Pr/SqFt	\$650.96
SP/LP Ratio	0.99
DOM	43

Lily Chan

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Ph:



Residential

Active



Active
Style:
Community: Chinatown
Yr Built: 2001
Fireplace: 0
Parking: Indoor, Parkade, Heated Garage, Underground
Basement:
Taxes: \$1,507/2019

Residential
Rooms: 3
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 657/0
Lot Front:
Faces:

A1012561
List Price: \$239,900

Occupancy: Tenant

DOM: 53

Condo Fee: \$429

Tanya Eklund

RE/MAX REAL ESTATE (CENTRAL)

This lovely west facing 1 bedroom unit offers hardwood floors throughout, living & dining areas that are open to the kitchen finished with peninsula/eating bar, plenty of storage space, stainless steel appliances. A flex area, which is perfect for a computer station is adjacent to the kitchen. The bedroom has floor to ceiling windows & access to the balcony. Further features include a large west facing balcony, one titled parking stall, in-suite laundry & storage & the building does have concierge service. This unit is located in the heart of downtown, walking distance Eau Claire, Prince's Island Park, shops, restaurants & Bow River pathways. This unit can be sold fully furnished (or furnishings can be removed at buyer's request), so there is some optionality for corporate rentals, an Air BnB or a simple turn-key move in for someone without furnishings.



Active
Style:
Community: Chinatown
Yr Built: 2010
Fireplace: 0
Parking: Stall, Assigned, Heated Garage, Underground
Basement:
Taxes: \$1,763/2019

Residential
Rooms: 5
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 450/0
Lot Front:
Faces: S

C4285305
List Price: \$259,900

Occupancy: Owner

DOM: 211

Condo Fee: \$365

Virginia Walker

ROYAL LEPAGE BENCHMARK

Great location in Chinatown! Short walk to Eau Claire, the Bow River and many more desirable downtown destinations. Located in a highly sought after complex with many amenities: concierge, fitness facility, theatre, yoga studio, lounge and games area, hot tub and steam rooms. This cozy unit would make a great starter home or rental unit. Well cared for, this original owner unit features: in-suite laundry, hardwood floors and a cozy balcony. Also included is a storage unit and a parking stall in a heated underground garage.



Active
Style:
Community: Chinatown
Yr Built: 2000
Fireplace: 1
Parking: Indoor, Underground
Basement:
Taxes: \$2,066/2019

Residential
Rooms: 5
Beds: 2/2
Baths: 1/0

Calgary
SqFt: 813/0
Lot Front:
Faces:

A1020549
List Price: \$292,000

Occupancy: Vacant

DOM: 31

Condo Fee: \$544

Cheryl King

RE/MAX LANDAN REAL ESTATE

AWESOME, AWESOME SW, AIR CONDITIONED CORNER UNIT! Fantastic Home in a WONDERFUL LOCATION - Just Steps from a PARK, RIVER WALK & EAU CLAIRE MARKET! Two Full Walls of FLOOR TO CEILING WINDOWS Facing South and West with WONDERFUL VIEWS. Large Deck Running down Full West Side of Unit. Easy Maintenance Tile Floor Throughout Home. Kitchen with GRANITE Countertops, Stainless Steel Appliances and Breakfast Bar. Living Room Features Gas Fireplace with Built-In Shelving, Spacious Master Bedroom with Walk-In Closet & Built-In Closet Organizer. Gorgeous Tiled Bathroom acts as a Cheater Ensuite. In-suite Laundry with Stacking Washer & Dryer. Secure Underground Parking is just steps from Elevator. TERRIFIC HOME, FANTASTIC LOCATION & QUICK POSSESSION!

Residential

Active



Active
Style: High-Rise (5+)
Community: Chinatown
Yr Built: 2019
Fireplace: 0
Parking: Stall, Underground
Basement: None
Taxes: \$2,056/2019

Residential
Rooms: 4
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 527/0
Lot Front:
Faces: E

A1026750
List Price: \$298,000
Occupancy: Vacant
DOM: 12

108 Waterfront Court Sw #

Condo Fee: \$383

Karen Luu

REAL PROPERTY MANAGEMENT RENFREW

Luxury living at its best. With fine finishing from a reputable builder. Best of all is no else has ever lived in this place!!! Be the first to live in this 5th floor corner unit 1 bedroom with SW view. Hardwood floors, in-floor heating, and granite counter-top are some of the features in this unit. This project is the latest from Anthem Properties. Located in Eau Claire, right next to the Bow River, Bow River Pathway, Prince Island Park, Sien Lok Park, Eau Claire Market, YMCA, Chinatown. The location can't get any better.

-Light colour scheme from builder selection.

- Fulgor Gas Cooktop
- Blomberg Dishwasher
- Whirlpool 24 Inch 3.8 cu. ft. Electric Dryer
- Maytag compact front load Washer 2.0 CU. FT.
- Blomberg Refrigerator
- Faber Range Hood
- Panasonic Microwave
- Fulgor Oven

Must see. Perfect for the work at home professional with easy access to amenities and nature.



Active
Style:
Community: Chinatown
Yr Built: 2018
Fireplace:
Parking: Leased, Underground
Basement:
Taxes: \$1,970/2019

Residential
Rooms: 1
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 526/0
Lot Front:
Faces: E

C4285408
List Price: \$323,900
Occupancy: New; Never Occupied
DOM: 211

138 Waterfront Court Sw #

Condo Fee: \$383

Veng Do

GRAND REALTY

Looking for the perfect location? Enjoy this new 5th floor unit with beautiful views of the Bow River. Step right onto the network of pathways along the River. Whether you need a cup of coffee, a park to relax in, or a place to dine, all are within steps. Full access to brand new fitness & yoga room, and hot tub. Comes with one underground parking stall and storage locker. Builder registered size is 596 SqFt. Immediate possession is available. Book your viewing today!



Active
Style:
Community: Chinatown
Yr Built: 2018
Fireplace:
Parking: Assigned, Indoor, Parkade, Underground
Basement:
Taxes: \$2,539/2019

Residential
Rooms: 5
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 604/0
Lot Front:
Faces: W

C4292539
List Price: \$329,900
Occupancy: New; Never Occupied
DOM: 157

108 2 Street Sw #204

Condo Fee: \$426

Stella Lau

CENTURY 21 BAMBER REALTY LTD.

Most incredible opportunity to own large one plus den view unit in the prestigious and luxurious Parkside at Waterfront. You are literally mere steps from Calgary's beautiful Prince's Island Park and the Bow River. This location could not be a more desirable and a valued asset for anyone to have the chance to own. Comes with one underground parking stall and one storage locker. Don't miss your chance to own on the Bow!

Residential

Active



Active
Style:
Community: Chinatown
Yr Built: 2010
Fireplace: 1

Residential
Rooms: 5
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 616/0
Lot Front:
Faces: S

A1026032
List Price: \$339,000

Parking: Assigned, Indoor, Parkade, Guest, Secured, Underground

Basement:

Occupancy: Vacant

DOM: 15

222 Riverfront Avenue Sw

Taxes: \$2,491/2019

Condo Fee: \$439

Michael Hyde

REAL ESTATE PROFESSIONALS INC.

Exceptional 615 sq.ft. 1 bedroom and den Condo in Prestigious Waterfront. This resort like complex offers Concierge, Security, Central A/C, Hot Tub, Sauna, Fitness facilities, Movie Theater, Social Lounge, Outdoor Gardens, Visitor Parking, and Car Wash. Spacious Open Design w/9ft ceilings, floor to ceiling windows, Gorgeous Downtown and River Views , Gas Fireplace, Master bedroom with walk through closets, 4 piece en-suite bath, In- suite laundry, Spacious Balcony ,w/BBQ Gas Line, 1 Underground assigned, parking stall # 780, 1 assigned storage locker # P 415. Extraordinary location along the Bow River, 2 Blocks from Downtown Core. Walk to work, Princess island, East Village, Eau Claire Market, Chinatown, All furniture, towels, bedding and utensils are negotiable. Ready to move in or for your Executive rental



Active
Style:
Community: Chinatown
Yr Built: 2011
Fireplace: 1

Residential
Rooms: 5
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 620/0
Lot Front:
Faces: S

A1015687
List Price: \$348,000

Parking: Indoor, Underground

Basement:

Occupancy: Vacant

DOM: 45

222 Riverfront Avenue Sw

Taxes: \$2,571/2019

Condo Fee: \$440

Derek Lien

CIR REALTY

BEST VALUE at WATERFRONT! Original owner, Large one bedroom + den with Sunny South Exposure, unobstructed Views of the city and downtown core. This open concept space has 9' high ceilings, hardwood floors. Living room w/ gas FIREPLACE (power/cable above for TV). Open kitchen w/ high-end cabinetry, quartz counters + top appliances (SubZero fridge + GAS Cooktop). LUXURY 4 piece bathroom w/ MARBLE VANITY, and soaker tub. Den-flex space for office, TV lounge or guest bedroom. Balcony has 100 square feet of additional living space and gas BBQ hookup. Central air, underground heated parking + storage locker. FANTASTIC BUILDING AMENITIES: full time CONCIERGE SERVICE, 2000 SQUARE FOOT FITNESS FACILITY, indoor whirlpool, movie theatre, owners' lounge, visitor parking + carwash. Location, luxury, and style; don't miss out on this amazing opportunity. Call Today!

Avg SqM:

Avg SqFt: 601.6

Avg DOM: 92

Active DOM: 206

Avg List \$: \$303,825

Avg Sold \$:

Residential

Sold



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2010
Fireplace:
Parking: Assigned, Indoor, Heated Garage, Underground
Basement:
Taxes: \$1,764/2019

Residential
Rooms: 3
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 450/0
Lot Front:
Faces: S
Occupancy: Vacant

C4293496
List Price: \$264,800
Sold Price: \$257,500
SP/SF: 572.22
Sold Date: 04/21/2020
DOM: 6

222 Riverfront Avenue Sw

Condo Fee: \$365

Thomas Yeung

SOTHEBY'S INTERNATIONAL REALTY CANADA

Welcome to this WEST FACING, 505 sq.ft (builders plan), 1 Bedroom, 1 Bath condo situated in Luxurious Waterfront Tower 2. The size is misleading...very useful space w/ 9' Ceilings + floor to ceiling Low E windows makes it bigger than it is. NEW HARDWOOD FLOORS throughout! Functional Chef Inspired kitchen features undermount sinks, full height mosaic backsplash, under-cabinet lighting, stone countertops & top of the line S/S appliances (Panasonic under-counter microwave, wood paneled Sub-Zero fridge w/ lower freezer, Electrolux Icon Pro wood paneled dishwasher, gas cooktop & electric wall oven). Double Closets in Master bedroom, luxurious bathroom with access to the Master bedroom (acting as an ensuite) with marble counter tops, under-mount sinks & large standup shower. Air conditioned for those hot sunny days! Balcony, 1 Assigned underground parking spot and storage unit. Walking Distance to Eau Claire, walking paths, shops, restaurants. All Furniture & Furnishings included, just bring your suitcase. Amenities include: Full Size Gym with Yoga studio, Theatre Room, Jacuzzi Tub, Steam Room, Car Wash, Recreation Room with Fireplace and Washroom, Visitor Parking.



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2010
Fireplace:
Parking: Assigned, Indoor, Parkade, Underground
Basement:
Taxes: \$1,913/2019

Residential
Rooms: 4
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 477/0
Lot Front:
Faces: W
Occupancy: Vacant

C4287097
List Price: \$264,900
Sold Price: \$256,000
SP/SF: 536.69
Sold Date: 03/13/2020
DOM: 25

222 Riverfront Avenue Sw

Condo Fee: \$395

Jett Rao

RE/MAX REAL ESTATE (CENTRAL)

Just steps away from the river and Eau Claire shopping area, this lovely apartment has it all! The apartment features stainless steel appliances, quartz countertops, in-suite laundry and central A/C. A separate storage locker located on the same floor and underground heated parking is also included. The building has many amenities including a lounge, gym, hot tub, steam room, yoga room, movie theatre and a car wash bay. Seller will also include ALL FURNITURE (besides the blow up mattress) with the sale! Call to book your private showing!



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2015
Fireplace: 0
Parking: Assigned, Indoor, Parkade, Underground
Basement:
Taxes: \$1,819/2019

Residential
Rooms: 4
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 422/0
Lot Front:
Faces: W
Occupancy: Vacant

C4299432
List Price: \$274,800
Sold Price: \$265,000
SP/SF: 627.96
Sold Date: 06/22/2020
DOM: 23

128 2 Street Sw #1307

Condo Fee: \$313

Thomas Yeung

SOTHEBY'S INTERNATIONAL REALTY CANADA

Welcome to this SOUTH WEST FACING, 505 sq.ft (builders plan), 1 Bedroom, 1 Bath condo situated in Luxurious Outlook in Waterfront. The size is misleading...very useful space w/ 9' Ceilings + floor to ceiling Low E windows makes it bigger than it is. Vinyl Plank Floorings throughout! Functional Chef Inspired kitchen features undermount sinks, full height mosaic backsplash, under-cabinet lighting & stone countertops on Huge Kitchen Island. Top of the line S/S appliances (Panasonic under-counter microwave, wood paneled Sub-Zero fridge w/ lower freezer, Electrolux Icon Pro wood paneled dishwasher, gas cooktop & electric wall oven). Large Master bedroom with views of DT Calgary. Luxurious bathroom with stone white counter tops, under-mount sink & large bathtub w/ tile surround. Air conditioned for those hot sunny days! Balcony with Amazing views of Downtown Skyline & Mountains. 1 Assigned underground parking spot and storage unit. Walking Distance to Eau Claire, walking paths, shops, restaurants.

Residential

Sold



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2010
Fireplace:
Parking: Assigned, Indoor, Heated Garage, Underground
Basement:
Taxes: \$1,100/2018

Residential
Rooms: 4
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 538/0
Lot Front:
Faces: S
Occupancy: Vacant

C4275768
List Price: \$279,900
Sold Price: \$272,500
SP/SF: 506.51
Sold Date: 02/22/2020
DOM: 101

222 Riverfront Avenue Sw

Condo Fee: \$421

Travis Munroe

CENTURY 21 ELEVATE REAL ESTATE

Option to Purchase Fully Furnished & Incredible Rental Income + Low Vacancy with Corporate Tenants!!! Limited time offer before a new tenant lease is signed!!! Experience absolute luxury along the river at "Waterfront". A favorite for those who work downtown and investors seeking corporate tenants as the entire +15 network is less than 2 blocks away. Concierge, car wash bay, fitness facility, hot tub, steam room, yoga room, owners lounge with wet bar, theater, guest suites, and a beautiful courtyard are just some of the amenities you can be a part of. This 1 bedroom west facing unit is full of upgrades including central A/C, quartz countertops, stainless steel appliances, stand up glass shower, stacking in-suite washer & dryer, and a natural gas BBQ line. Also included is 1 underground parking stall and a separate storage locker.



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2019
Fireplace:
Parking: Indoor, Leased, Underground
Basement:
Taxes: \$2,042/2019

Residential
Rooms: 5
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 522/0
Lot Front:
Faces: W
Occupancy: Owner

C4280011
List Price: \$289,900
Sold Price: \$281,000
SP/SF: 538.31
Sold Date: 01/28/2020
DOM: 21

108 Waterfront Court Sw #

Condo Fee: \$383

Jason Page

RENZO REAL ESTATE INC.

Your jaw will drop when you see this amazing Waterfront condo! Right on the Bow River, with views of downtown. All the amenities you could ask for! Concierge, underground parking, car wash, gym facility, yoga room, steam room, sauna, hot tub and a party room. The end unit (Shares only one wall) boasts high end finishes, wide plank flooring, tons of closet space, stainless steel high-end appliances, as well as quartz counter tops and in-suite laundry. This unit is just steps from the mall, movie theater, restaurants and bars. Connected to the Bow River pathways, you will always want to be outside! Make Princess Island your playground. Large patio with a gas connection for your BBQ. The unit comes with an oversized underground heated parking stall and one storage unit. This unit is a must see to be appreciated! Book a showing with your favourite realtor today!



Sold
Style:
Community: Chinatown
Yr Built: 2010
Fireplace: 0
Parking: Assigned, Indoor
Basement:
Taxes: \$2,102/2019

Residential
Rooms: 3
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 525/0
Lot Front:
Faces: W
Occupancy: Vacant

C4299117
List Price: \$299,000
Sold Price: \$280,000
SP/SF: 533.33
Sold Date: 07/15/2020
DOM: 46

222 Riverfront Avenue Sw

Condo Fee: \$378

Donna Rooney

REAL ESTATE PROFESSIONALS INC.

Very Affordable, this lovely 525 square foot apartment condo is located in the popular Waterfront complex which is in a fabulous downtown location + offers many amenities + a great lifestyle. The gym offers both free weights + machine weights as well as cardio equipment, yoga studio+ indoor whirlpool pool. There is also a games/poker table room, movie theatre + car wash in the building. This ideal unit is very bright with an open concept layout + views of the city, Princess Island Park + common area green space. Spacious kitchen with Sub-Zero fridge, gas cook-top, Miele dishwasher, modern cabinets, bistro bar + ample counter space. The large contemporary living room area faces west with access to the private sunny deck. Bedroom offers a walk in closet + cheater door to the bathroom. Walk to restaurants, the downtown offices + the pathway system.



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2019
Fireplace:
Parking: Assigned, Indoor
Basement:
Taxes: \$2,900/2019

Residential
Rooms: 3
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 504/0
Lot Front:
Faces: NE
Occupancy: New; Never Occupied

C4290257
List Price: \$319,900
Sold Price: \$314,895
SP/SF: 624.79
Sold Date: 03/25/2020
DOM: 19

108 Waterfront Court Sw #

Condo Fee: \$354

Stella Lau

CENTURY 21 BAMBER REALTY LTD.

Be the first to live in this perfect one bedroom condo in the best of locations. Open design and modern kitchen appliances gives the new owner all they have ever wanted. Onsite amenities include concierge, gym, owners lounge, hot tub, steam room, yoga room and guest suite. Own the best on the Bow!

Residential

Sold



Sold
Style:
Community: Chinatown
Yr Built: 2015
Fireplace: 0
Parking: Assigned, Indoor, Heated Garage, Underground
Basement:
Taxes: \$2,275/2019

Residential
Rooms: 0
Beds: 1/0
Baths: 1/0

Calgary
SqFt: 602/0
Lot Front:
Faces: E
Occupancy: Vacant

C4301606
List Price: \$339,000
Sold Price: \$325,000
SP/SF: 539.87
Sold Date: 07/31/2020
DOM: 50

51 Waterfront Mews Sw #1

Condo Fee: \$436

Jennifer Klinot

COMOX REALTY GROUP INC.

In the heart of Eau Clair Market for those desiring a connective lifestyle. Your suite exudes a modern, elegant feel. Showcasing large sun-soaked west facing windows & patio. Your euro inspired kitchen is spectacular, with clean lines, under cabinet lighting, gorgeous white quartz counter top, high-end appliances & more. Large master & en suite. Newer build, boasting amenities galore. Nothing left to desire including gender specific steam, large fitness facility, jetted hot tub, yoga room, theater (available for booking) enormous entertainment room with pool table, 24 hour security/concierge, unlimited shopping & dining steps away. Indulge in the bow river changing scenery, bike paths, peace bridge, Princess Island Park & more. Ground unit ideal for easy access & perfect for an Airbnb. Unit conveniently located by front lobby & elevator. Parking stall nicely situated beside entry door & walkway adding additional room to pull in & out. Loads of visitor parking. High ceiling for oversized vehicles. Hurry!!



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2012
Fireplace:
Parking: Assigned, Indoor
Basement:
Taxes: \$1,100/2019

Residential
Rooms: 5
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 542/0
Lot Front:
Faces: W
Occupancy: Owner

C4275722
List Price: \$339,900
Sold Price: \$326,250
SP/SF: 601.94
Sold Date: 03/08/2020
DOM: 115

222 Riverfront Avenue Sw

Condo Fee: \$385

Stella Lau

CENTURY 21 BAMBER REALTY LTD.

Welcome to this recently updated executive one bedroom located in the prestigious Waterfront Tower A. No expense has been spared from the Subzero refrigerator to the gleaming quartz countertops in both kitchen and bathroom. Huge full sized Maytag washer and dryer are conveniently located within this home. Separate storage locker and underground parking also are included. Fantastic views Prince's Island Park from your open concept living and dining areas. Located between Calgary's downtown core and Prince's Island Park, is a great place to call home. Walk to work via the +15 network located steps away or go for a run along the river path and Prince's Island Park. Wide open living spaces, vertically extended windows and chef-inspired kitchens with premium quality appliances are all included. Residents have access to over 6000 sqft of amenities including private owner's lounge, fully-equipped fitness centre and yoga studio, indoor whirlpool and steam rooms, private movie theatre and executive concierge. Easy to show



Sold
Style: Single Level Unit
Community: Chinatown
Yr Built: 2019
Fireplace:
Parking: Assigned, Indoor
Basement:
Taxes: \$2,400/2019

Residential
Rooms: 4
Beds: 1/1
Baths: 1/0

Calgary
SqFt: 520/0
Lot Front:
Faces: E
Occupancy: New; Never Occupied

C4282000
List Price: \$341,900
Sold Price: \$338,500
SP/SF: 650.96
Sold Date: 02/29/2020
DOM: 43

118 Waterfront Court Sw #

Condo Fee: \$350

Stella Lau

CENTURY 21 BAMBER REALTY LTD.

Location Location Location!! Be the first to live in this spacious one bedroom condo at the prestigious Waterfront in Eau Claire! Top of the line finishings throughout with a modern open concept. Step out to your new grand patio with gas line bbq hook up and be ready to enjoy your permanent unobstructed river views. This building has it all! All day concierge, fully equipped gym, owners lounge and guest suite. Underground heated parking included as well as a underground storage locker. Let Prince's Island become your playground!

Avg SqM:	Avg DOM: 45	Avg List \$:	\$301,400
Avg SqFt: 510.2	Active DOM: 43	Avg Sold \$:	\$291,665

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 9/5/2020 - 9:04 PM