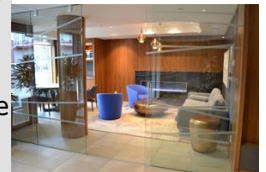


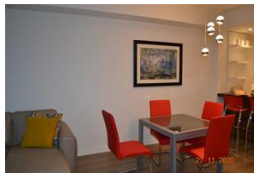
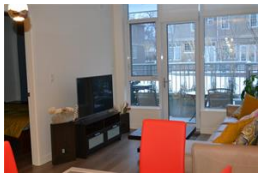
Status: Active
MLS#: C4289651
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: **Above:** 1
F/H Baths: 1/0
SqFt: 605
Taxes: \$2,525.00/2019
DOM: 378
Condo: Yes
Total: 1
Rooms Abv: 4
Year Built: 2018
Possession:



Lot Size: SqFt
Front Len:
Lot Dim:
Fireplace:
Garage Dim:
Parking: Assigned, Indoor, Parkade **Total:** 1
Basement:

Condo Name: **Condo Fee:** \$427/Monthly

Live & play right on the river - luxury unit is located steps to Eau Claire, Prince's Island Park, & Downtown Calgary. A one bedroom + den featuring an open concept floor plan, loaded with luxury finishes including furniture ,Bloomberg fridge & dishwasher, built in oven, faucets & taps, both quartz & natural stone counter tops, custom cabinetry, engineered hardwood flooring, & more! The elegant neutral color palette is sure to compliment any decor style. The kitchen offers a spacious raised eating bar, and is open to dining & living room lined with large west facing windows for abundance of natural light. Master bedroom with cheater en suite, a den perfect for home office, spa inspired 4 pc bathroom, & in-suite laundry. The spacious patio is to be professionally landscaped and offers RIVERSIDE VIEWS. Park side West is a luxury development w/ its own private concierge, gym, and parkade separate from the other buildings. Includes secured underground parking, & storage unit.



Directions:

Appliances: Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings

Goods Inc: Dishwasher-Built-In,Dryer,Furniture Included,Oven-Built-In,Oven-Microwave,Refrigerator,Stove-Countertop Gas,Washer,Window Coverings-All

Features: High Ceilings, No Animal Home, No Smoking Home

Lot Feat: Level

Flooring: Ceramic Tile, Laminate

Other Equip:

Listed By: DIAMOND REALTY & ASSOCIATES LTD.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1017091
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: Above: 1
F/H Baths: 1/0
SqFt: 673
Taxes: \$2,545.00/2019
DOM: 227
Condo: Yes
Total: 1
Rooms Abv: 5
Year Built: 2015
Possession: 30 Days / Neg



Lot Size: SqFt
Front Len: Lot Dim:
Fireplace: 0
Garage Dim:
Parking: Parkade, Underground **Total:** 1

Basement:

Condo Name: **Condo Fee:** \$495/Monthly

Beautiful ONE BEDROOM+DEN (Spacious den with size of a bedroom - 8'9" x 7'5" huge DEN for Queen size bed)! ENJOY TRENDY LIFESTYLE - THE OUTLOOK @ WATERFRONT IN EAU CLAIRE - Just Steps to Prince's Island Park & Bow River! Well-Designed Downtown Condo with handsome AMENITIES i & Urban Convenience including Best Shopping , Lounge & Restaurants, theatre and YMCA and a short walk to +15 to the LRT! This executive 1 BR + DEN+ INSUITE STORAGE comes with a Great Layout with Wide Plank Laminate Floors throughout! Gourmet kitchen with Quartz Counter Tops, Soft-Close Cabinetry . Built-in Blomberg FRIDGE, Gas Cooktop, Electric oven. 9 Ft Flat Ceilings throughout with Nearly Floor to Ceiling Windows. The oversized den can be used as a bedroom, spacious balcony with BBQ outlet. Building Amenities includes Concierge Service, Car Wash, Bike Storage, Fitness Centre with Yoga Studio, Ample Cardio machines, and Hot Tub! Steam Rooms and shower in Men's and Women's locker Rooms, a Lounge with high speed internet, pool table, kitchenette, fireplace and TV and a private Theatre for use with private bookings. One heated under parking + One Storage is included.



Directions:

Appliances: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Goods Inc:

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Lot Feat: Landscaped

Flooring: Ceramic Tile, Laminate

Other Equip: See Remarks

Listed By: THE REAL ESTATE COMPANY

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

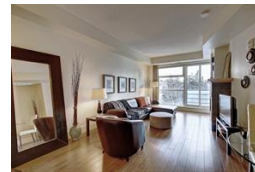
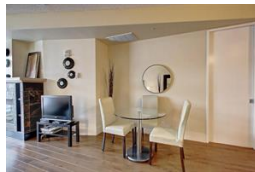
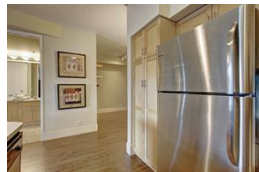
Status: Active
MLS#: A1034448
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: **Above:** 1
F/H Baths: 1/0
SqFt: 782
Taxes: \$1,843.00/2019
DOM: 182
Condo: Yes
Total: 1
Rooms Abv: 5
Year Built: 2001
Possession: Immediate



Lot Size: SqFt
Front Len: **Lot Dim:**
Fireplace: 1/Gas, Mantle, Tile **Garage Dim:**
Parking: Indoor, Heated Garage **Total:** 1
Basement: None, Unfinished

Condo Name: **Condo Fee:** \$519/Monthly

Amazing sq ft for this price!!! Located steps to the river, this location is perfect for anyone that wants to live/work downtown. Located on the 3rd floor this generously spaced home is perfect for ownership or an income home. The spacious unit offers laminate flooring, tile accents in bath, huge den that can be use for extra storage as well, in-suite laundry, large spacious kitchen with upgraded wood cabinets, eating bar, S/S appliances, good sized eating area, great room with a gas f/p, large spacious master bedroom with tons of windows that extend into the great room so the view of the river/bridge/park are in full view. 4-piece bath with wood cabinets and the entire home is painted in neutral tones so that anything works that is brought in as furniture. Heated underground stall, elevators, concierge and a location that is 10+. Walk to work, walk to shopping, walk to the river...it's all right here. The view of the home is hard to find and the location even harder. Book you showing and pack your bags!



Directions:

Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Goods Inc:

Features: Breakfast Bar, Elevator, Kitchen Island, No Animal Home, No Smoking Home

Lot Feet:

Flooring: Laminate, Tile

Other Equip: None

Listed By: CIR REALTY

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1033261
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: Above: 1
F/H Baths: 1/0
SqFt: 670
Taxes: \$1,711.00/2020
DOM: 145
Condo: Yes
Total: 1
Rooms Abv: 3
Year Built: 2001
Possession: /negotiable depending on whether buyer would retain the tenant



Lot Size: SqFt
Front Len: Lot Dim:
Fireplace: 0
Garage Dim:
Parking: Parkade, Off Street, Underground **Total:** 1
Basement:
Condo Name: **Condo Fee:** \$435.8/Monthly

Unbeatable location! First time buyer? 2nd residence for those late nights at work downtown? Investment property/VRBO/Air BnB/Executive rental? At this price, there are so many options. Gorgeous, bright, open-concept 1br/studio apartment with a huge West facing balcony for fantastic views of downtown, sunsets, and Eau Claire market. This pristine, tranquil Air Conditioned unit has New Floors , Quartz Counter Tops, In-suite Laundry and Storage, Wide hallways, 9 foot Ceilings with Floor to Ceiling windows and a dedicated Concierge service. Of course the location puts you in the heart of downtown, just steps from the Bow River, pathways, Princess Island Park, Chinatown, and all the shops that the core has to offer. Several fitness facilities are nearby (including the YMCA), there are two parks across the street, and St. George’s Island and the Zoo are only about a 10 minute bike ride away. This unit has its own titled, heated underground parking stall. The bedroom with walk-in closet accommodates a queen bed, and the owner has addressed the “peek-a-boo” wall design, to ensure greater privacy when you have visitors. Please see the video and then call for your showing!



Directions:

Appliances: Dishwasher, Electric Oven, Oven, Refrigerator, Washer/Dryer Stacked

Goods Inc:

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Lot Feat:

Flooring: Laminate

Other Equip: Elevator

Listed By: REAL ESTATE PROFESSIONALS INC.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1044965
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: **Above:** 1
F/H Baths: 2/0
SqFt: 778
Taxes: \$3,250.00/2019
DOM: 142
Condo: Yes
Total: 1
Rooms Abv: 5
Year Built: 2010
Possession: Negotiable



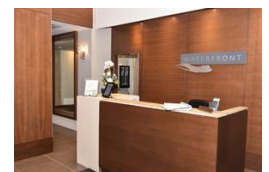
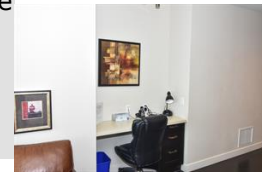
Lot Size: SqFt
Front Len: **Lot Dim:**
Fireplace: 1/Gas, Living Room, Mantle, Tile
Garage Dim:
Parking: Stall, Parkade, Heated Garage, On Street, Outside, Secured, Underground
Total: 1



Basement:

Condo Name: **Condo Fee:** \$562.06/Monthly

Located within a stone's throw from Chinatown in downtown, the views of the Bow River valley & Prince's Island Park from this 14th floor 'Waterfront' condo in the Eau Claire district are stunning. The Euro kitchen furnishes a Sub-Zero fridge with 2 freezer drawers all faced with wood to match the solid wood cabinets, gas cooktop, built-in electric oven, microwave, granite countertops & sit at island. The living room area features a gas fireplace, dining room & access to a private patio with glass rail & additional views West to the Rocky Mountains. The primary suite includes a walk-through closet, 6-piece ensuite with dual sinks & soaker tub. This well-maintained unit also has a second full bath & den plus in-suite laundry. Additional amenities include a storage unit, oversized parking stall, concierge, private owners lounge, fitness centre with yoga studio, indoor whirlpool & direct access to the vast river pathway system. Appreciate this premium unit as a downtown professional or an investor.



Directions:

Appliances: Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings

Goods Inc:

Features: Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Open Floorplan, Storage

Lot Feat: Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level, Street Lighting, Private, Views, Waterfront

Flooring: Carpet, Hardwood, Tile

Other Equip: Garage Door Opener

Listed By: RE/MAX REAL ESTATE (CENTRAL)

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1059861
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: Above: 0
F/H Baths: 2/0
SqFt: 785
Taxes: \$2,771.00/2019

DOM: 61
Condo: Yes
Total: 1
Rooms Abv: 0
Year Built: 2010
Possession: 15 Days / Neg/immediate 03/30/2021

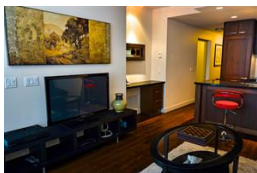
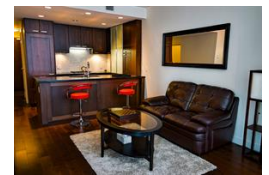
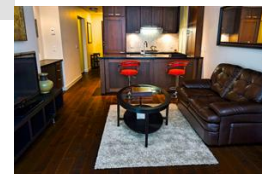


Lot Size: SqFt **Front Len:** **Lot Dim:**
Fireplace: 1/Gas **Garage Dim:**
Parking: Underground **Total:** 2

Basement:

Condo Name: **Condo Fee:** \$510.97/Monthly

New price reduction! An excellent opportunity for first home buyer or young family. Uniquely located, this condominium complex is nestled between the central Calgary Downtown and Prince's Island Park. This one-bedroom unit comes with 2 parking stalls, 2 full bathrooms, and a large den that can be converted into an office, guest bedroom, or a second bedroom. The unit was upgraded to hardwood floor throughout, granite counters, and bears a view of Calgary downtown. Additional and secure storage room is steps away from the unit, on the same floor. The unit was lightly used and has been very well kept with its original appliances in excellent, mint condition. Book your viewing now to check out all other great features of the unit, the location, and the condominium's amenities.



Directions:

Appliances: Dishwasher, Electric Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings

Goods Inc:

Features: Recreation Facilities, See Remarks

Lot Feat:

Flooring: Ceramic Tile, Hardwood

Other Equip: None

Listed By: GREATER CALGARY REAL ESTATE

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1036364
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: **Above:** 1
F/H Baths: 1/0
SqFt: 680
Taxes: \$2,438.00/2019
DOM: 175
Condo: Yes
Total: 1
Rooms Abv: 4
Year Built: 2011
Possession: 90 Days / Neg

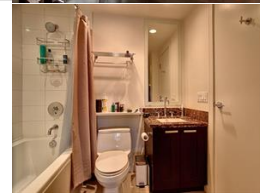
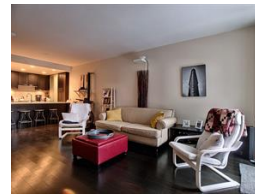
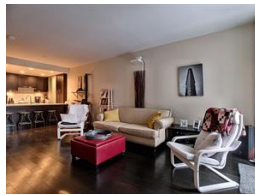
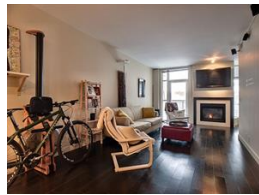


Lot Size: SqFt
Front Len: **Lot Dim:**
Fireplace: 1/Gas, Living Room, Tile
Garage Dim:
Parking: Assigned, Underground **Total:** 1

Basement:

Condo Name: **Condo Fee:** \$470/Monthly

Walk to downtown and Eau Claire in just minutes from this amazing location on Riverfront Ave! Heated underground parking and the condo has views of the river and center street bridge from the living room and balcony. The building offers a prime location and a number of building amenities including 24 security personnel, concierge desk, lounge, exercise facility, sauna, and hot tub. If you work downtown, downsizing or looking for an investment property close to the river and walkways this property is for you.



Directions:

Appliances: Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings

Goods Inc:

Features: No Smoking Home, Steam Room

Lot Feat: Views

Flooring: Carpet, Ceramic Tile, Hardwood

Other Equip: Exhaust Fan(s)

Listed By: PURPLEBRICKS

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Active
MLS#: A1026032
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: **Above:** 1
F/H Baths: 1/0
SqFt: 616
Taxes: \$2,491.00/2019
DOM: 208
Condo: Yes
Total: 1
Rooms Abv: 5
Year Built: 2010
Possession: 15 Days / Neg, Negotiable/Negotiable 09/11/2020



Lot Size: SqFt
Front Len:
Lot Dim:
Fireplace: 1/Gas, Living Room, Tile
Garage Dim:
Parking: Assigned, Indoor, Parkade, Guest, Secured, Underground **Total:** 1
Basement:
Condo Name:
Condo Fee: \$439.43/Monthly

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



Directions:
Appliances: Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Goods Inc: Dishwasher Built-in, Dryer, Refrigerator, Stove Gas, Washer, Window Coverings All
Features: High Ceilings, Walk-In Closet(s)
Lot Feat:
Flooring: Laminate
Other Equip: Elevator

Listed By: REAL ESTATE PROFESSIONALS INC.

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

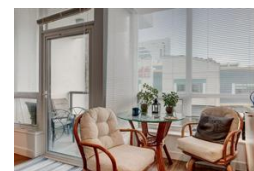
Status: Active
MLS#: C4285305
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: Above: 1
F/H Baths: 1/0
SqFt: 450
Taxes: \$1,763.00/2019
DOM: 404
Condo: Yes
Total: 1
Rooms Abv: 5
Year Built: 2010
Possession: /Negotiable



Lot Size: SqFt
Fireplace: 0
Parking: Stall, Assigned, Heated Garage, Underground **Total:** 1
Basement:
Condo Name: **Condo Fee:** \$365/Monthly



Great location in Chinatown! Short walk to Eau Claire, the Bow River and many more desirable downtown destinations. Located in a highly sought after Waterfront complex with many amenities: concierge, fitness facility, theatre, yoga studio, lounge and games area, hot tub and steam rooms. Working from home? No problem, this unit has a built in desk area. 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 balcony. Also included is a storage unit and a parking stall in a heated underground garage.



Directions: Building located on Riverfront between 1st St and 2nd St., unit located in Flats tower.

Appliances: Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer

Goods Inc: Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer

Features:

Lot Feat:

Flooring: Ceramic Tile, Hardwood

Other Equip:

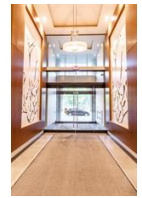


Listed By: ROYAL LEPAGE BENCHMARK

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Status: Sold
MLS#: A1034122
Subdivision: Eau Claire
Type: Apartment
Style: Single Level Unit
Beds: Above: 1
F/H Baths: 1/0
SqFt: 622
Taxes: \$2,342.00/2019
Sold Date: 02/05/2021

DOM: 142
Condo: Yes
Total: 1
Rooms Abv: 5
Year Built: 2011
Possession: 15 Days / Neg



Lot Size: SqFt **Front Len:** **Lot Dim:**
Fireplace: 1/Gas, Living Room **Garage Dim:**
Parking: Parkade, Off Street, Underground **Total:** 1
Basement:
Condo Name: **Condo Fee:** \$513/Monthly



Well appointed 1 bedroom + den located in the desirable Waterfront in Eau Claire and just steps to Prince's Island Park. This building is full of amenities including a full gym, hot tub, games room, party room and so much more. This south facing unit bright and well maintained with huge windows to enjoy the downtown vibe while providing everything you could want in an urban oasis. The kitchen with granite counters, elegant backsplash and stainless steel appliances including a gas range. You have enough space for a dining area and still a great main living area boasting a gas fireplace. The huge south facing balcony allows you to enjoy BBQ'ing in the sunshine. A convenient den makes a great workspace or additional lounging area. Master bedroom with a walk-through closet connects directly to the luxurious full bathroom. Underground parking, separate storage and in-suite laundry complete this package.



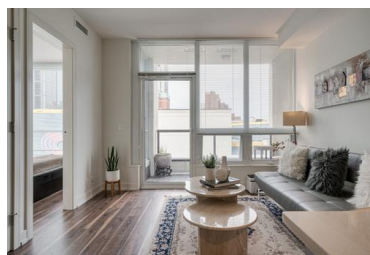
Directions:
Appliances: Dishwasher, Dryer, Gas Range, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Goods Inc: Furniture is negotiable
Features: Soaking Tub, Stone Counters
Lot Feat:
Flooring: Carpet, Ceramic Tile, Hardwood
Other Equip: None

Listed By: CHARLES

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

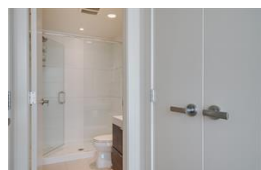
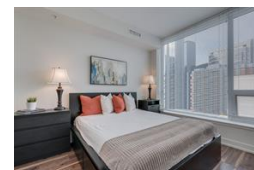
Status: Sold
MLS#: A1061729
Subdivision: Chinatown
Type: Apartment
Style: Single Level Unit
Beds: Above: 1
F/H Baths: 1/0
SqFt: 446
Taxes: \$1,783.00/2019
Sold Date: 03/05/2021

DOM: 45
Condo: Yes
Total: 1
Rooms Abv: 4
Year Built: 2010
Possession: Negotiable



Lot Size: SqFt
Front Len:
Lot Dim:
Fireplace: 0
Garage Dim:
Parking: Stall, Underground **Total:** 1
Basement:
Condo Name:
Condo Fee: \$365/Monthly

Welcome to the Waterfront - an executive development centrally located between Calgary's downtown core and Prince's Island Park offering a harmoniously blended marriage of live, work, & play. This charming 1 bedroom unit is in impeccable condition and offers a bright open-concept floor plan designed for efficient living. Residents have access to over 6000sq.ft. of amenities including a private owner's lounge, fully-equipped fitness center, indoor whirlpool and steam rooms, private movie theatre, and executive concierge. You'll quickly appreciate the comfort and convenience of this incredible condo. Walking distance to all amenities, restaurants, work, pathway system, YMCA and so much more. Be sure to view the custom property website for a full list of features and 3D VIRTUAL OPEN HOUSE TOUR.



Directions:

Appliances: Bar Fridge, Built-In Freezer, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings

Goods Inc:

Features: Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage

Lot Feat:

Flooring: Laminate

Other Equip: None

Listed By: RE/MAX FIRST

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Lily Chan
 lily_chan@live.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 03/17/21 at 11:17 pm

Status is one of 'Active', 'Pending' Status is 'Sold' Status Contractual Search Date is 01/01/2021+ Property Type is 'Residential' Latitude, Longitude is around 51.05, -114.07 Beds is 1

Residential

Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
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2	A1033261	A	205 Riverfront Avenue #610	1	1	0	2001	670		\$264,888	\$395.36	145
3	A1034448	A	205 RIVERFRONT Avenue #304	1	1	0	2001	782		\$278,888	\$356.63	182
4	A1026032	A	222 RIVERFRONT Avenue #1216	1	1	0	2010	616		\$319,000	\$518.21	208
5	A1017091	A	128 2 Street #306	1	1	0	2015	673		\$345,000	\$513.01	227
6	A1036364	A	222 Riverfront Avenue #615	1	1	0	2011	680		\$359,500	\$528.68	175
7	A1059861	A	222 RIVERFRONT Avenue #620	1	2	0	2010	785		\$409,000	\$521.02	61
8	A1044965	A	222 Riverfront Avenue #1412	1	2	0	2010	778		\$449,900	\$578.28	142
9	C4289651	A	108 2 Street #102	1	1	0	2018	605		\$450,000	\$743.80	378

Active Listings Summary

# LISTINGS: 9	Medians:	1	1	0		673	0.00	\$345,000	\$521.02			182
	Minimums:	1	1	0		450.00	0.00	\$254,900	\$356.63			61
	Maximums:	1	2	0		785	0.00	\$450,000	\$743.80			404
	Averages:	1	1	0		670.90	0.00	\$347,897	\$524.60			214

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	A1061729	S	222 RIVERFRONT Avenue #546	1	1	0	2010	446	0.00	\$259,999	\$582.96	\$553.81	95.00%	\$247,000	3/5/21	45
2	A1064199	S	205 Riverfront Avenue #805	1	1	0	2001	778	0.00	\$289,900	\$372.62	\$366.32	98.31%	\$285,000	3/10/21	41
3	A1034122	S	222 RIVERFRONT Avenue #826	1	1	0	2011	622	0.00	\$329,500	\$530.15	\$506.82	95.60%	\$315,000	2/5/21	142

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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Lily Chan
 lily_chan@live.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 03/17/21 at 11:17 pm

Residential

Sold Listings Summary

LISTINGS: 3

Medians:	1	1	0	622	0.00	\$289,900	\$530.15	\$506.82	95.60%	\$285,000	45
Minimums:	1	1	0	446.00	0.00	\$259,999	\$372.62	\$366.32	95.00%	\$247,000	41
Maximums:	1	1	0	778	0.00	\$329,500	\$582.96	\$553.81	98.31%	\$315,000	142
Averages:	1	1	0	615.17	0.00	\$293,133	\$495.24	\$475.65	96.30%	\$282,333	76

Quick Statistics (12 Listings Total)

	Min	Max	Average	Median
List Price	\$254,900	\$450,000	\$334,206	\$324,250
Sold Price	\$247,000	\$315,000	\$282,333	\$285,000