

Lily Chan
 lily_chan@live.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of 02/28/21 at 11:49 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	C4285305	A	222 RIVERFRONT Avenue #353	1	1	0	2010	450	0.00	\$254,900	\$566.44	387
2	A1061729	A	222 RIVERFRONT Avenue #546	1	1	0	2010	446		\$259,999	\$582.96	40
3	A1026032	A	222 RIVERFRONT Avenue #1216	1	1	0	2010	616		\$319,000	\$518.21	191
4	A1017091	A	128 2 Street #306	1	1	0	2015	673		\$345,000	\$513.01	210

Active Listings Summary

Medians:	1	1	0	533	0.00	\$289,500	\$542.33	201	
# LISTINGS: 4	Minimums:	1	1	0	446.00	0.00	\$254,900	\$513.01	40
	Maximums:	1	1	0	673	0.00	\$345,000	\$582.96	387
	Averages:	1	1	0	546.02	0.00	\$294,725	\$545.16	207

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	96.64%	\$256,000	3/13/20	25
2	C4293496	S	222 Riverfront Avenue #346	1	1	0	2010	450		\$264,800	\$588.44	\$572.22	97.24%	\$257,500	4/21/20	6
3	C4299432	S	128 2 Street #1307	1	1	0	2015	422		\$274,800	\$651.18	\$627.96	96.43%	\$265,000	6/22/20	23
4	C4275768	S	222 RIVERFRONT Avenue #548	1	1	0	2010	538		\$279,900	\$520.26	\$506.51	97.36%	\$272,500	2/22/20	101
5	C4299117	S	222 RIVERFRONT Avenue #1018	1	1	0	2010	525		\$299,000	\$569.52	\$533.33	93.65%	\$280,000	7/15/20	46
6	C4280011	S	108 WATERFRONT Court #401	1	1	0	2019	522		\$289,900	\$555.36	\$538.31	96.93%	\$281,000	1/28/20	21
7	C4290257	S	108 Waterfront Court #306	1	1	0	2019	504		\$319,900	\$634.72	\$624.79	98.44%	\$314,895	3/25/20	19
8	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
9	C4301606	S	51 WATERFRONT Mews #114	1	1	0	2015	602		\$339,000	\$563.12	\$539.87	95.87%	\$325,000	7/31/20	50
10	C4275722	S	222 Riverfront Avenue #918	1	1	0	2012	542		\$339,900	\$627.12	\$601.94	95.98%	\$326,250	3/8/20	115

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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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
11	C4282000	S	118 Waterfront Court #204	1	1	0	2019	520		\$341,900	\$657.50	\$650.96	99.01%	\$338,500	2/29/20	43

Sold Listings Summary

# LISTINGS: 11	Medians:	1	1	0		522	0.00	\$299,000	\$569.52	\$539.87	96.64%	\$281,000	43
	Minimums:	1	1	0		422.00	0.00	\$264,800	\$520.26	\$506.51	93.65%	\$256,000	6
	Maximums:	1	1	0		622	0.00	\$341,900	\$657.50	\$650.96	99.01%	\$338,500	142
	Averages:	1	1	0		520.32	0.00	\$303,955	\$586.61	\$567.22	96.65%	\$293,786	54

Quick Statistics (15 Listings Total)

	Min	Max	Average	Median
List Price	\$254,900	\$345,000	\$301,493	\$299,000
Sold Price	\$256,000	\$338,500	\$293,786	\$281,000

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Residential

Active



222 Riverfront Avenue Sw #353

Style:
Subdivision: Chinatown
Occupancy: Owner
Possession:
Parking: Stall, Assigned, Heated Garage, Underground
Virginia Walker

Calgary
SqFt: 450
Beds: 1/1
Baths: 1/0
Yr Built: 2010

C4285305
List Price: \$254,900.00
Taxes: \$1,763/2019
DOM/CDOM: 387/391
Lot Size:

Condo Fee: \$365

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 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.



222 Riverfront Avenue Sw #546

Style: Apartment
Subdivision: Chinatown
Occupancy: Tenant
Possession: Negotiable
Parking: Stall, Underground
Chase Olsen

Calgary
SqFt: 446
Beds: 1/1
Baths: 1/0
Yr Built: 2010

A1061729
List Price: \$259,999.00
Taxes: \$1,783/2019
DOM/CDOM: 40/40
Lot Size:

Condo Fee: \$365

RE/MAX FIRST

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.



222 Riverfront Avenue Sw #1216

Style: High-Rise (5+)
Subdivision: Chinatown
Occupancy: Vacant
Possession: 15 Days / Neg, Negotiable
Parking: Assigned, Indoor, Parkade, Guest, Secured, Underground
Michael Hyde

Calgary
SqFt: 616
Beds: 1/1
Baths: 1/0
Yr Built: 2010

A1026032
List Price: \$319,000.00
Taxes: \$2,491/2019
DOM/CDOM: 191/183
Lot Size:

Condo Fee: \$439

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

Residential

Active



128 2 Street Sw #306

Style:
Subdivision: Chinatown
Occupancy: Tenant
Possession: 30 Days / Neg
Parking: Parkade, Underground

Calgary
SqFt: 673
Beds: 1/1
Baths: 1/0
Yr Built: 2015

A1017091
List Price: \$345,000.00
Taxes: \$2,545/2019
DOM/CDOM: 210/210
Lot Size:

Condo Fee: \$495 Queeny Wong

THE REAL ESTATE COMPANY

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.

Avg SqM:	Avg DOM: 207	Avg List \$: \$294,725
Avg SqFt: 547.4	Active DOM: 210	Avg Sold \$:

Residential

Sold



222 Riverfront Avenue Sw #346

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: Vacant
Possession:
Parking: Assigned, Indoor, Heated Garage, Underground

Calgary
SqFt: 450
Beds: 1/1
Baths: 1/0
Yr Built: 2010

C4293496
List Price: \$264,800.00
Taxes: \$1,764/2019
DOM/CDOM: 6/6
Lot Size:

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 Price: \$257,500

SP/SF: 572.22

Sold Date: 04/21/2020



222 Riverfront Avenue Sw #549

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: Vacant
Possession:
Parking: Assigned, Indoor, Parkade, Underground

Calgary
SqFt: 477
Beds: 1/1
Baths: 1/0
Yr Built: 2010

C4287097
List Price: \$264,900.00
Taxes: \$1,913/2019
DOM/CDOM: 25/25
Lot Size:

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 Price: \$256,000

SP/SF: 536.69

Sold Date: 03/13/2020



128 2 Street Sw #1307

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: Vacant
Possession:
Parking: Assigned, Indoor, Parkade, Underground

Calgary
SqFt: 422
Beds: 1/1
Baths: 1/0
Yr Built: 2015

C4299432
List Price: \$274,800.00
Taxes: \$1,819/2019
DOM/CDOM: 23/23
Lot Size:

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.

Sold Price: \$265,000

SP/SF: 627.96

Sold Date: 06/22/2020



222 Riverfront Avenue Sw #548

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: Vacant
Possession:
Parking: Assigned, Indoor, Heated Garage, Underground

Calgary
SqFt: 538
Beds: 1/1
Baths: 1/0
Yr Built: 2010

C4275768
List Price: \$279,900.00
Taxes: \$2,044/2018
DOM/CDOM: 101/101
Lot Size:

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 Price: \$272,500

SP/SF: 506.51

Sold Date: 02/22/2020

Residential

Sold



108 Waterfront Court Sw #401

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: Owner
Possession:
Parking: Indoor, Leased, Underground

Calgary
SqFt: 522
Beds: 1/1
Baths: 1/0
Yr Built: 2019

C4280011
List Price: \$289,900.00
Taxes: \$2,042/2019
DOM/CDOM: 21/21
Lot Size:

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 Price: \$281,000

SP/SF: 538.31

Sold Date: 01/28/2020



222 Riverfront Avenue Sw #1018

Style:
Subdivision: Chinatown
Occupancy: Vacant
Possession:
Parking: Assigned, Indoor

Calgary
SqFt: 525
Beds: 1/1
Baths: 1/0
Yr Built: 2010

C4299117
List Price: \$299,000.00
Taxes: \$2,102/2019
DOM/CDOM: 46/44
Lot Size:

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 Price: \$280,000

SP/SF: 533.33

Sold Date: 07/15/2020



108 Waterfront Court Sw #306

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: New; Never Occupied
Possession:
Parking: Assigned, Indoor

Calgary
SqFt: 504
Beds: 1/1
Baths: 1/0
Yr Built: 2019

C4290257
List Price: \$319,900.00
Taxes: \$2,900/2019
DOM/CDOM: 19/19
Lot Size:

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!

Sold Price: \$314,895

SP/SF: 624.79

Sold Date: 03/25/2020



222 Riverfront Avenue Sw #826

Style: Apartment
Subdivision: Eau Claire
Occupancy: Tenant
Possession: 15 Days / Neg
Parking: Parkade, Off Street, Underground

Calgary
SqFt: 622
Beds: 1/1
Baths: 1/0
Yr Built: 2011

A1034122
List Price: \$329,500.00
Taxes: \$2,342/2019
DOM/CDOM: 142/142
Lot Size:

Condo Fee: \$513

Andy Jackson

CHARLES

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.

Sold Price: \$315,000

SP/SF: 506.82

Sold Date: 02/05/2021

Residential

Sold



51 Waterfront Mews Sw #114

Style:
Subdivision: Chinatown
Occupancy: Vacant
Possession:
Parking: Assigned, Indoor, Heated Garage, Underground

Calgary
SqFt: 602
Beds: 1/0
Baths: 1/0
Yr Built: 2015

C4301606
List Price: \$339,000.00
Taxes: \$2,275/2019
DOM/CDOM: 50/50
Lot Size:

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 Price: \$326,000

SP/SF: 539.87

Sold Date: 07/31/2020



222 Riverfront Avenue Sw #918

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: Owner
Possession:
Parking: Assigned, Indoor

Calgary
SqFt: 542
Beds: 1/1
Baths: 1/0
Yr Built: 2012

C4275722
List Price: \$339,900.00
Taxes: \$2,089/2019
DOM/CDOM: 115/115
Lot Size:

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 Price: \$326,250

SP/SF: 601.94

Sold Date: 03/08/2020



118 Waterfront Court Sw #204

Style: Single Level Unit
Subdivision: Chinatown
Occupancy: New; Never Occupied
Possession:
Parking: Assigned, Indoor

Calgary
SqFt: 520
Beds: 1/1
Baths: 1/0
Yr Built: 2019

C4282000
List Price: \$341,900.00
Taxes: \$2,400/2019
DOM/CDOM: 43/43
Lot Size:

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!

Sold Price: \$338,500

SP/SF: 650.96

Sold Date: 02/29/2020

Avg SqM:		Avg DOM: 54	Avg List \$: \$303,955
Avg SqFt: 520.3		Active DOM: 43	Avg Sold \$: \$293,786

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 3/1/2021 - 1:49 AM