

Emailed	Distance	#	MLS@#	Prop Type	St	Current Price	SqFt	Address	City	TBD	Baths	DOM	Stat Date
Never	0.1km	1	A1011493	RESI	A	\$538,500.00		894 222 Riverfront Avenue SW Unit#11	Calgary	2	2	217	2020-07-13
Never	0.1km	2	A1068802	RESI	A	\$565,000.00		867 128 2 Street SW Unit#1304	Calgary	2	2	4	2021-02-11
Never	0.1km	3	C4301078	RESI	A	\$648,000.00		785 118 WATERFRONT Court SW Unit#5	Calgary	2	2	249	2020-06-10
Never	0.1km	4	A1043866	RESI	A	\$699,900.00		1,089 222 RIVERFRONT Avenue SW Unit#	Calgary	2	2	115	2020-10-22

Lily Chan
 lily_chan@live.ca
 Ph:



CMA Summary

Prepared By: Lily Chan

Listings as of **02/15/21 at 2:29 am**

Status is one of 'Active', 'Pending' 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 500000 to 700000

Residential

Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1011493	A	222 Riverfront Avenue #1125	2	2	0	2010	894		\$538,500	\$602.35	217
2	A1068802	A	128 2 Street #1304	2	2	0	2015	867		\$565,000	\$651.67	4
3	C4301078	A	118 WATERFRONT Court #503	2	2	0	2019	785		\$648,000	\$825.48	249
4	A1043866	A	222 RIVERFRONT Avenue #1721	2	2	0	2012	1,089		\$699,900	\$642.70	115

Active Listings Summary		Medians:	2	2	0	881	\$606,500	\$647.19	166
# LISTINGS:	4	Minimums:	2	2	0	785.00	\$538,500	\$602.35	4
		Maximums:	2	2	0	1,089	\$699,900	\$825.48	249
		Averages:	2	2	0	908.75	\$612,850	\$680.55	146

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$538,500	\$699,900	\$612,850	\$606,500
Sold Price				

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 .

Copyright © 2021 Alamance MLS. All rights reserved.

Lily Chan

lily_chan@live.ca

Ph:



Residential

Active



222 Riverfront Avenue Sw #1125

Style:
Community: Chinatown
Occupancy: Vacant
Possession: 30 Days / Neg
Parking: Parkade

Calgary
SqFt: 894
Beds: 2/2
Baths: 2/0
Yr Built: 2010

A1011493
List Price: \$538,500.00
Taxes: \$3,613/2020
DOM/CDOM: 217/217
Lot Size:

Condo Fee: \$668

Anthony Lewis

PURPLEBRICKS

At the edge of downtown close to Eau Claire this 2 bed 2 bath condo with multiple views can be your next home, complete with TWO parking spaces. Spacious living room and eat-in-kitchen with hardwood floors and a amazing views from the large balcony. This area will introduce you to new restaurants, shopping, pathways, and events. Amenities include private owner's lounge, fitness center, yoga studio, indoor whirlpool and steam rooms, and a concierge. Book your showing today.



128 2 Street Sw #1304

Style: Apartment, High-Rise (5+)
Community: Chinatown
Occupancy: Owner
Possession: 60 Days / Neg
Parking: Assigned, Covered, Enclosed, Garage Door Opener, Guest, Heated Garage, Secured, Underground

Calgary
SqFt: 867
Beds: 2/2
Baths: 2/0
Yr Built: 2015

A1068802
List Price: \$565,000.00
Taxes: \$3,885/2020
DOM/CDOM: 4/4
Lot Size:

Condo Fee: \$638

Joshua Chow

GRAND REALTY

JUST LISTED!! Experience the convenience and culture of living in the heart of Eau Claire! This 2-bedroom, 2-bathroom corner unit on the 13th floor boasts unobstructed sweeping views of the Bow River and the Mountains. The floor plan is open, with a desirable split bedroom layout, filled with an abundance of natural light. This pet free, smoke free unit also includes 2 underground parking stalls located most conveniently next to the entrance! Additional significant features of this home include: --- UPGRADES: Quartz Countertops. Stainless Steel Appliances. Custom Built-in Closets. Upgraded Vinyl Plank Flooring. Open Balcony with Gas Line. Built-in Microwave. Floor to Ceiling Windows. Two parking stalls! --- LOCATION: Easy Walking distance/access to Bow River Bike/Walk Pathways, East Village Superstore, Chinatown, Stephen Avenue, Eau Claire Market, Prince's Island Park, Plus 15 Network and all the entertainment and dining within! --- AMENITIES: Concierge Service. Steam Room. Theatre. Yoga Studio + Full Gym. Carwash. Hot Tub. Full-Time Security. Entertainment/Amenities room. Private Lobby. Extensive underground guest parking.



118 Waterfront Court Sw #503

Style:
Community: Chinatown
Occupancy: Vacant
Possession:
Parking: Assigned, Parkade, Heated Garage, Underground

Calgary
SqFt: 785
Beds: 2/2
Baths: 2/0
Yr Built: 2019

C4301078
List Price: \$648,000.00
Taxes: \$0/2018
DOM/CDOM: 249/251
Lot Size:

Condo Fee: \$560

Lily Chan

REAL ESTATE PROFESSIONALS INC.

WELCOME TO WATERFRONT. This brand new 5th floor unit offers amazing views of the bow river and center street bridge. Walk to work or take The lifestyle options this home offers are endless - everything on a wish list to call home: Good size balcony, in-suite laundry, and heated underground parking. Spacious open layout, heated underground parking and storage is included. This suite is modern and extremely space-efficient . in-suite laundry with stackable washer & dryer, individual climate control heating/air cooling. Gourmet kitchen with high end appliances, lots of cupboard space, dishwasher, and microwave. Community amenities at Waterfront include a concierge, a fitness center. Prime downtown location beside Eau Claire and facing Prince's Island Park and Bow River. WALK to WORK as this is just steps away from the +15!



222 Riverfront Avenue Sw #1721

Style:
Community: Chinatown
Occupancy: Owner
Possession: Negotiable
Parking: Stall, Underground

Calgary
SqFt: 1089
Beds: 2/2
Baths: 2/0
Yr Built: 2012

A1043866
List Price: \$699,900.00
Taxes: \$4,378/2019
DOM/CDOM: 115/115
Lot Size:

Condo Fee: \$812

Richard Faulds

BOUTIQUE PROPERTIES INC.

Gorgeous 2 Bed plus den | 2 bath. Open concept design, corner unit with views of Prince's Island Park. 9' ceilings, fireplace, huge balcony, floor to ceiling windows. 2 parking stalls, quarts counter tops, hardwood floors, high end appliances. This building has amazing amenities including concierge, security, fitness facility, yoga studio, hot tubs, car wash, theatre, outdoor gardens, hotel suites. It's a must see.

Residential

Avg SqM:		Avg DOM:	146	Avg List \$:	\$612,850
Avg SqFt:	908.8	Active DOM:	115	Avg Sold \$:	

Information herein deemed reliable but not guaranteed. Measurements are as per RMS 2/15/2021 - 4:29 AM