

# 128 - 2 STREET SW WATERFRONT OUTLOOK (SITE 1) SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

### Quick Statistics ( 7 Listings Total )

	Min	Max	Average	Median
List Price	\$274,800	\$2,499,900	\$756,814	\$516,000
Sold Price	\$265,000	\$530,000	\$445,000	\$492,500

#### Residential Active Properties

#	MLS #	S	Address	Bds	FB	HB	Yr Blt	SqFt	Acres	L.Price	LP/SF	DOM
1	A1017091	A	128 2 Street #306	1	1	0	2015	673		\$345,000	\$513.01	334
2	A1095060	A	128 2 Street #904	2	2	0	2015	867		\$585,000	\$674.74	75
3	A1107113	A	128 Waterfront Court #501	3	3	1	2020	2,292		\$2,499,900	\$1,090.71	41
<b>Active Listings Summary</b>				Medians:	2	2	0	867		\$585,000	\$674.74	75
# LISTINGS: 3				Minimums:	1	1	0	672.50		\$345,000	\$513.01	41
				Maximums:	3	3	1	2,292		\$2,499,900	\$1,090.71	334
				Averages:	2	2	0	1,277.17		\$1,143,300	\$759.49	150

#### 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	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
2	C4301483	S	128 2 Street #1002	2	2	0	2015	865	0.00	\$516,000	\$596.53	\$566.47	94.96%	\$490,000	10/2/20	113
3	C4287296	S	128 2 Street #504	2	2	0	2015	862		\$512,000	\$593.97	\$574.25	96.68%	\$495,000	2/28/20	10
4	A1068802	S	128 2 Street #1304	2	2	0	2015	867	0.00	\$565,000	\$651.67	\$611.30	93.81%	\$530,000	3/3/21	20
<b>Sold Listings Summary</b>				Medians:	2	2	0	864	0.00	\$514,000	\$623.86	\$592.77	95.70%	\$492,500		22
# LISTINGS: 4				Minimums:	1	1	0	422.00	0.00	\$274,800	\$593.97	\$566.47	93.81%	\$265,000		10
				Maximums:	2	2	0	867	0.00	\$565,000	\$651.67	\$627.96	96.68%	\$530,000		113
				Averages:	2	2	0	754.00	0.00	\$466,950	\$623.34	\$595.00	95.47%	\$445,000		42



#### 128 2 Street SW # 1307 Calgary, AB T2P 0S7

<b>MLS@#:</b> <a href="#">C4299432</a>	<b>Status:</b> <span style="color: red;">Sold</span>	<b>SP:</b> \$265,000.00
<b>City:</b> Calgary		<b>Taxes:</b> \$1,819.00/2019
<b>County:</b> Calgary		<b>Lot Size:</b> SqFt
<b>Property Type:</b> Residential	<b>Beds:</b> 1/1	<b>LP/SF:</b> \$651.18
<b>Sub Prop:</b> Apartment	<b>FB/HB:</b> 1/0	<b>DOM:</b> 23
<b>Style:</b> Single Level Unit	<b>Ttl Rms:</b> 4	<b>Condo:</b> Yes
<b>Subdivision:</b> Chinatown	<b>SqFt:</b> 422	<b>Grg Size:</b>
<b>Sewer:</b>	<b>Yr Blt:</b> 2015	<b>Levels:</b> Single Level Unit
<b>Heating:</b> Fan Coil, Natural Gas		<b>Cooling:</b> Central Air
<b>Parking:</b> Assigned, Indoor, Parkade, Underground	<b>Total:</b> 1	



#### 128 2 Street SW # 504 Calgary, AB T2P 0S7

<b>MLS@#:</b> <a href="#">C4287296</a>	<b>Status:</b> <span style="color: red;">Sold</span>	<b>SP:</b> \$495,000.00
<b>City:</b> Calgary		<b>Taxes:</b> \$3,483.00/2019
<b>County:</b> Calgary		<b>Lot Size:</b> SqFt
<b>Property Type:</b> Residential	<b>Beds:</b> 2/2	<b>LP/SF:</b> \$593.97
<b>Sub Prop:</b> Apartment	<b>FB/HB:</b> 2/0	<b>DOM:</b> 10
<b>Style:</b> Single Level Unit	<b>Ttl Rms:</b> 5	<b>Condo:</b> Yes
<b>Subdivision:</b> Chinatown	<b>SqFt:</b> 862	<b>Grg Size:</b>
<b>Sewer:</b>	<b>Yr Blt:</b> 2015	<b>Levels:</b> Single Level Unit
<b>Heating:</b> Forced Air, Natural Gas		<b>Cooling:</b> Central Air
<b>Parking:</b> Assigned, Parkade, Underground	<b>Total:</b> 2	



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

# 128 - 2 STREET SW WATERFRONT OUTLOOK (SITE 1) SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021



### 128 2 Street SW # 306 Calgary, AB T2P 0S7

<b>MLS®#:</b>	<a href="#">A1017091</a>	<b>Status:</b>	Active	<b>LP:</b>	\$345,000.00
<b>City:</b>	Calgary			<b>Taxes:</b>	\$2,545.00/2019
<b>County:</b>	Calgary			<b>Lot Size:</b>	SqFt
<b>Property Type:</b>	Residential	<b>Beds:</b>	1/1	<b>LP/SF:</b>	\$513.01
<b>Sub Prop:</b>	Apartment	<b>FB/HB:</b>	1/0	<b>DOM:</b>	334
<b>Style:</b>	Single Level Unit	<b>Ttl Rms:</b>	5	<b>Condo:</b>	Yes
<b>Subdivision:</b>	Chinatown	<b>SqFt:</b>	673	<b>Grg Size:</b>	
<b>Sewer:</b>		<b>Yr Blt:</b>	2015	<b>Levels:</b>	Single Level Unit
<b>Heating:</b>	Forced Air, Natural Gas			<b>Cooling:</b>	Central Air
<b>Parking:</b>	Parkade, Underground	<b>Total:</b>	1		



### 128 2 Street SW # 904 Calgary, AB T2P 0S7

<b>MLS®#:</b>	<a href="#">A1095060</a>	<b>Status:</b>	Active	<b>LP:</b>	\$585,000.00
<b>City:</b>	Calgary			<b>Taxes:</b>	\$3,798.00/2020
<b>County:</b>	Calgary			<b>Lot Size:</b>	SqFt
<b>Property Type:</b>	Residential	<b>Beds:</b>	2/2	<b>LP/SF:</b>	\$674.74
<b>Sub Prop:</b>	Apartment	<b>FB/HB:</b>	2/0	<b>DOM:</b>	75
<b>Style:</b>	Multi Level Unit	<b>Ttl Rms:</b>	5	<b>Condo:</b>	Yes
<b>Subdivision:</b>	Chinatown	<b>SqFt:</b>	867	<b>Grg Size:</b>	
<b>Sewer:</b>		<b>Yr Blt:</b>	2015	<b>Levels:</b>	Multi Level Unit
<b>Heating:</b>	Central, Forced Air			<b>Cooling:</b>	Central Air
<b>Parking:</b>	Assigned, Covered, Enclosed, Gated, Guest, Heated Garage, Secured, Side By Side, Underground	<b>Total:</b>	2		



### 128 Waterfront Court SW # 501 Calgary, AB T2P 1K7

<b>MLS®#:</b>	<a href="#">A1107113</a>	<b>Status:</b>	Active	<b>LP:</b>	\$2,499,900.00
<b>City:</b>	Calgary			<b>Taxes:</b>	\$9,328.00/2020
<b>County:</b>	Calgary			<b>Lot Size:</b>	SqFt
<b>Property Type:</b>	Residential	<b>Beds:</b>	0/3	<b>LP/SF:</b>	\$1,090.71
<b>Sub Prop:</b>	Apartment	<b>FB/HB:</b>	3/1	<b>DOM:</b>	41
<b>Style:</b>	Single Level Unit	<b>Ttl Rms:</b>	0	<b>Condo:</b>	Yes
<b>Subdivision:</b>	Chinatown	<b>SqFt:</b>	2,292	<b>Grg Size:</b>	
<b>Sewer:</b>		<b>Yr Blt:</b>	2020	<b>Levels:</b>	Single Level Unit
<b>Heating:</b>	Baseboard, Forced Air, Natural Gas			<b>Cooling:</b>	Central Air, Full
<b>Parking:</b>	Assigned, Underground	<b>Total:</b>	2		



### 128 2 Street SW # 1002 Calgary, AB T2P 0S7

<b>MLS®#:</b>	<a href="#">C4301483</a>	<b>Status:</b>	Sold	<b>SP:</b>	\$490,000.00
<b>City:</b>	Calgary			<b>Taxes:</b>	\$3,773.00/2020
<b>County:</b>	Calgary			<b>Lot Size:</b>	SqFt
<b>Property Type:</b>	Residential	<b>Beds:</b>	2/2	<b>LP/SF:</b>	\$596.53
<b>Sub Prop:</b>	Apartment	<b>FB/HB:</b>	2/0	<b>DOM:</b>	113
<b>Style:</b>	Single Level Unit	<b>Ttl Rms:</b>	5	<b>Condo:</b>	Yes
<b>Subdivision:</b>	Chinatown	<b>SqFt:</b>	865	<b>Grg Size:</b>	
<b>Sewer:</b>		<b>Yr Blt:</b>	2015	<b>Levels:</b>	Single Level Unit
<b>Heating:</b>	Forced Air, Natural Gas			<b>Cooling:</b>	Central Air
<b>Parking:</b>	Assigned, Indoor, Parkade, Heated Garage, Underground	<b>Total:</b>	1		



### 128 2 Street SW # 1304 Calgary, AB T2P 0S7

<b>MLS®#:</b>	<a href="#">A1068802</a>	<b>Status:</b>	Sold	<b>SP:</b>	\$530,000.00
<b>City:</b>	Calgary			<b>Taxes:</b>	\$3,885.00/2020
<b>County:</b>	Calgary			<b>Lot Size:</b>	SqFt
<b>Property Type:</b>	Residential	<b>Beds:</b>	2/2	<b>LP/SF:</b>	\$651.67
<b>Sub Prop:</b>	Apartment	<b>FB/HB:</b>	2/0	<b>DOM:</b>	20
<b>Style:</b>	Single Level Unit	<b>Ttl Rms:</b>	5	<b>Condo:</b>	Yes
<b>Subdivision:</b>	Chinatown	<b>SqFt:</b>	867	<b>Grg Size:</b>	
<b>Sewer:</b>		<b>Yr Blt:</b>	2015	<b>Levels:</b>	Single Level Unit
<b>Heating:</b>	Central, Forced Air			<b>Cooling:</b>	Central Air
<b>Parking:</b>	Assigned, Covered, Enclosed, Garage Door Opener, Guest, Heated Garage, Secured, Underground	<b>Total:</b>	2		



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

128 2 STREET SW #306, CALGARY ALBERTA T2P 0S7



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

128 2 STREET SW #904, CALGARY ALBERTA T2P 0S7

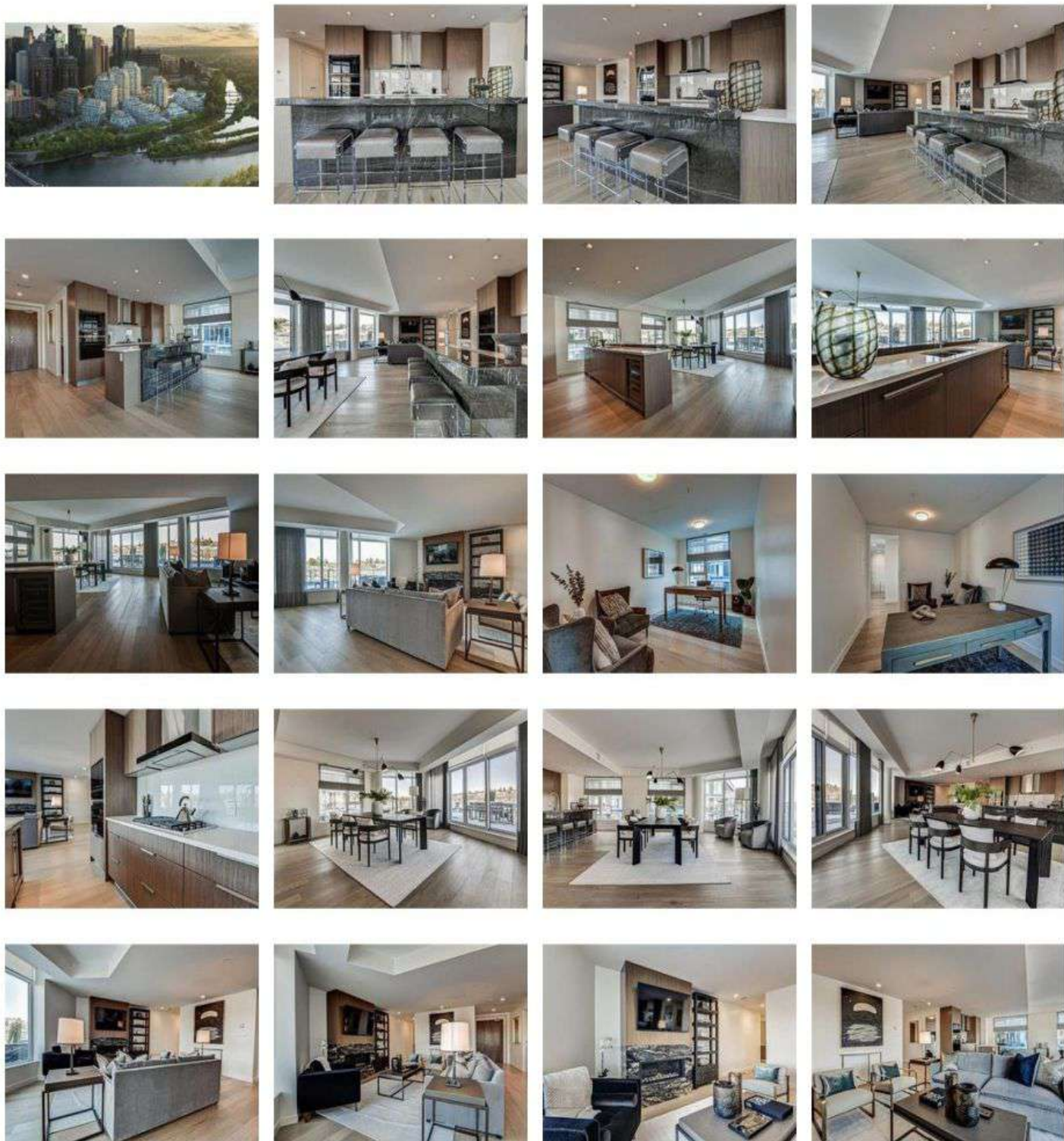


**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

128 WATERFRONT COURT SW #501, CALGARY ALBERTA T2P 1K7

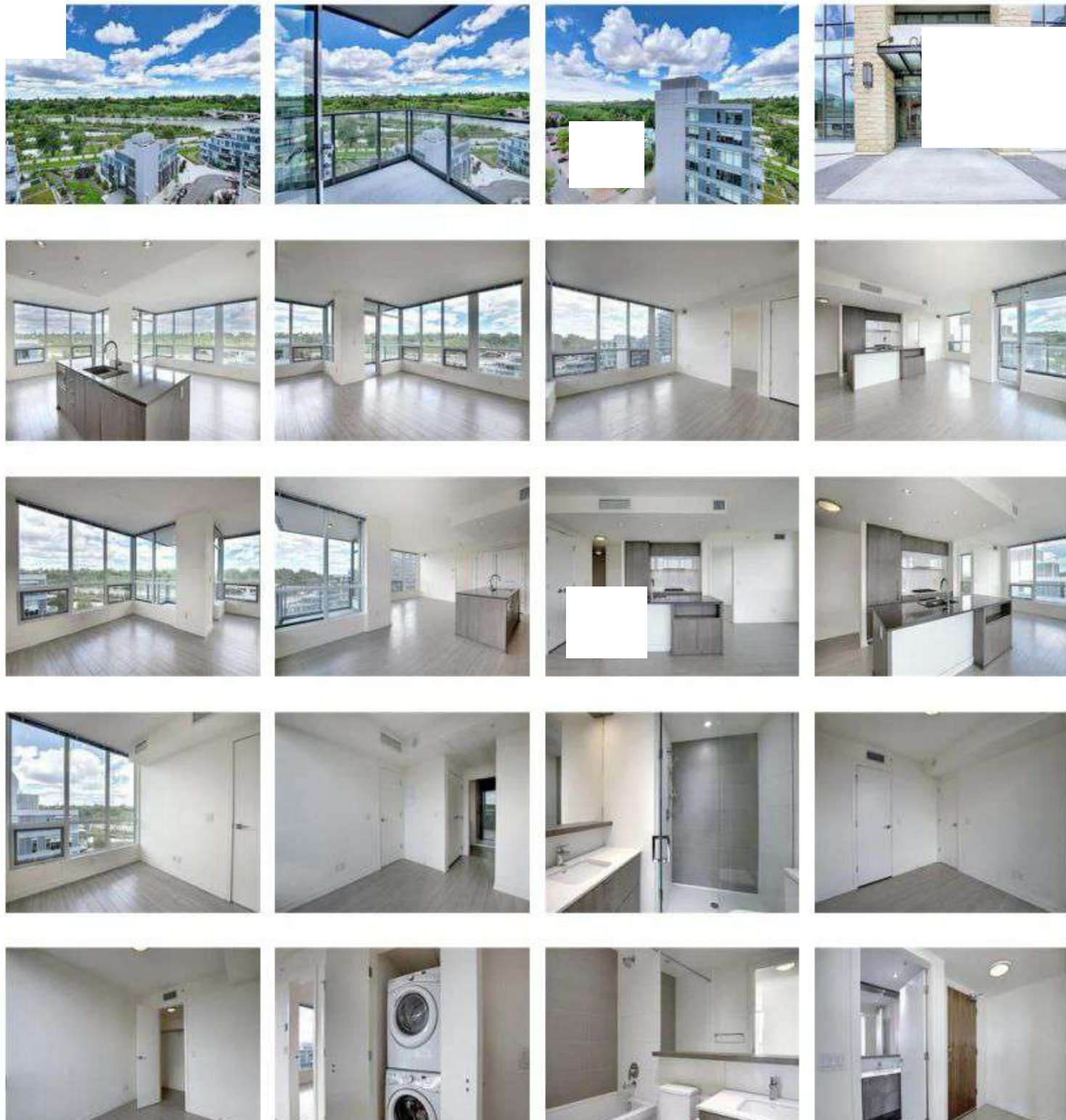


**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

128 2 STREET SW #1002, CALGARY ALBERTA T2P 0S7

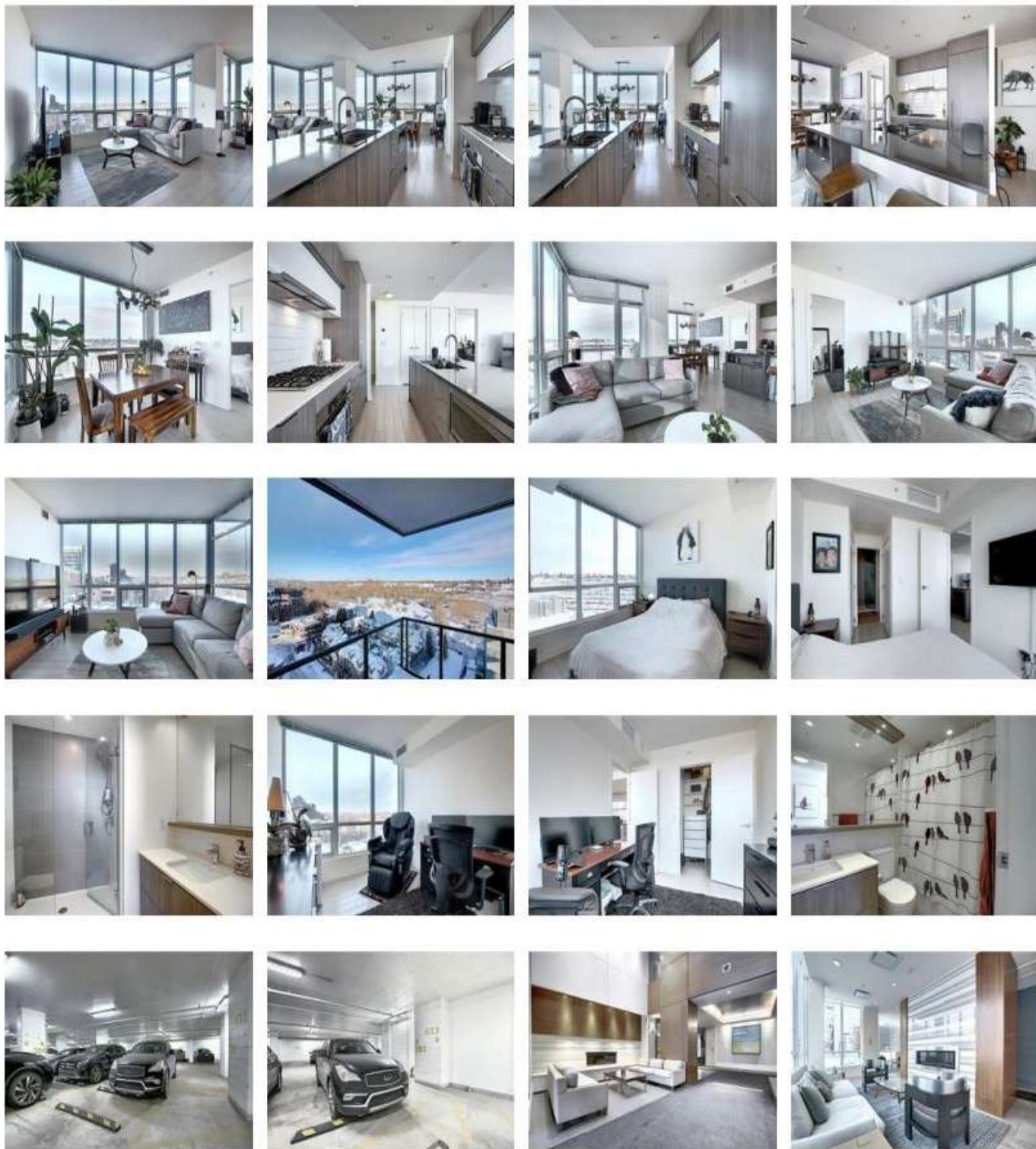


**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

128 2 STREET SW #1304, CALGARY ALBERTA T2P 0S7

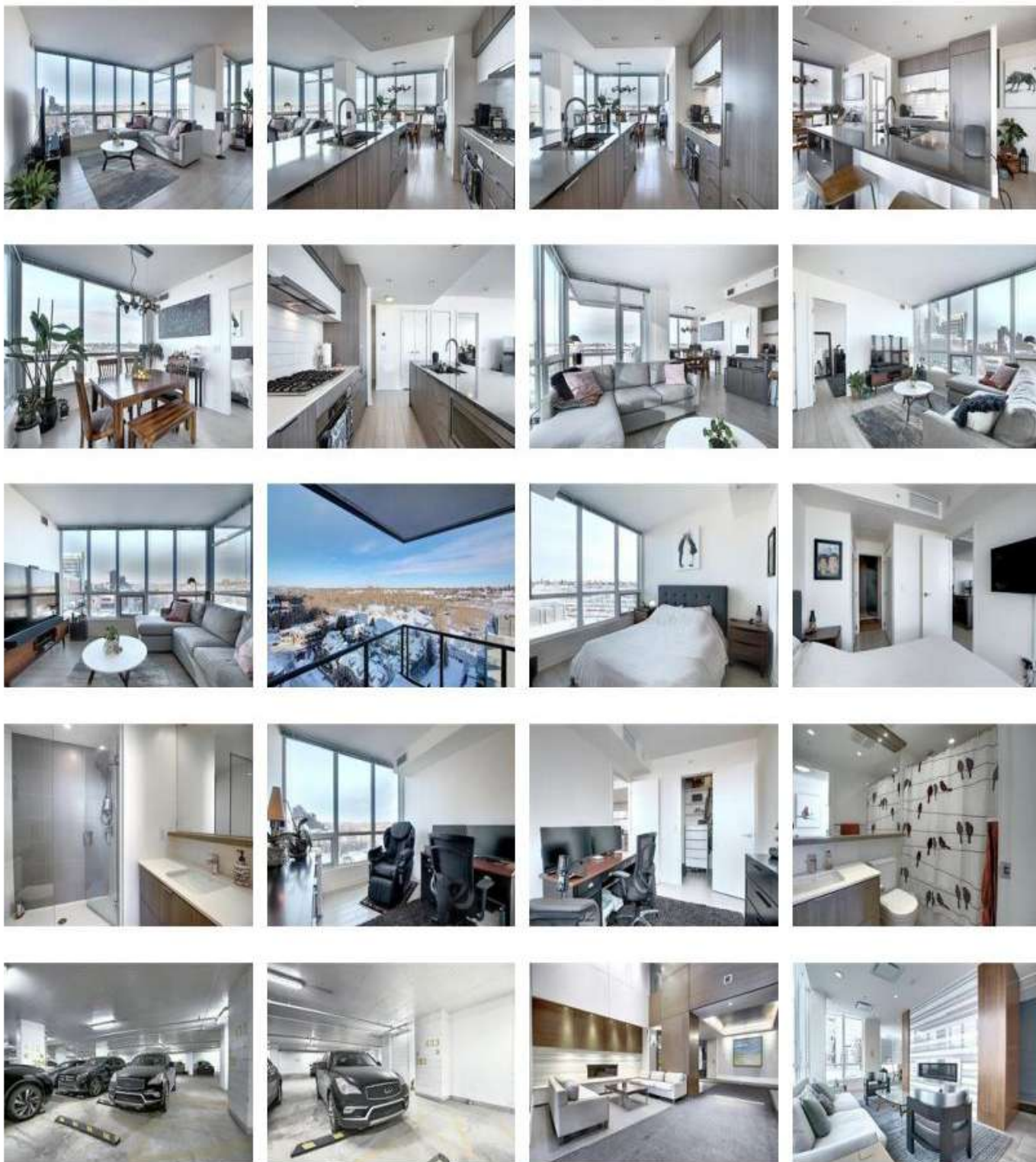


**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

128 2 STREET SW #1304, CALGARY ALBERTA T2P 0S7



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021

128 2 STREET SW #504, CALGARY ALBERTA T2P 0S7



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB

128 - 2 STREET SW  
WATERFRONT OUTLOOK (SITE 1)  
SALES COMPARATIVE MARKET ANALYSIS - ACTIVES & SOLDS 2021



**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 [ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca) [www.rpmace.ca](http://www.rpmace.ca)

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB